



TRAVERSE MOUNTAIN MASTER ASSOCIATION

January 21, 2014 Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:35 PM, January 21, 2014, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors: Present:** *Karren; Hickman; Plewe; Biesinger*
 - ii) **Neighborhood Reps: Present:** *Megan Kennedy (Vista Ridge 1&2); Ronald Peterson (Harvest Home); Angie Parkin (Chapel Bend 3); Brett Eden (Woodhaven); Joe Thomas (Winter Haven); Karl Karren (Heather Moor, Hunter Chase, Country Run, Chapel Bend 1 & 2, Shadow Ridge 2, Vista Ridge 3 & 4, Vialetto).*
 - iii) **Neighborhood Reps: Absent:** *Kristen Bagley (Shadow Ridge 1); Kai Nielsen (Eagle Summit); Al Rafati (Cresthaven).*
 - b) *Pledge of Allegiance*
 - c) *Review of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Biesinger; SECOND: Hickman; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Board Minutes for November 12, 2013 Annual Board Meeting Minutes.*
 - i) *MOTION: Hickman; SECOND: Biesinger; Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) None.

2. Board President's Report – Karl Karren

- a) Town Hall Summary- Karl reviewed financials, past due accounts and reserve account.
- b) Neighborhoods without a member volunteer Neighborhood Representative
 - i) Heather Moor, Hunter Chase, Country Run, Chapel Bend 1 & 2, Shadow Ridge Phase 2, Vista Ridge 3 & 4 and Vialetto. Brett Johnson volunteered for Vista Ridge Phase 3 & 4 and Bill Ables volunteered for Heather Moor. Jenny said she would mail and also post on the website the Neighborhood Representatives and their contact information.

- 3. **Financial Report- Board Members Review-** Karl reviewed the end of year budget with the board. Capital improvements remaining funds were previously allocated for projects that were not completed in 2013 but will be completed in 2014 when weather allows.

ASSOCIATION BUSINESS

1. Consent Calendar

- a) Appointment of Neighborhood Representatives for two year term 2014-2015
 - i) Ronald Peterson, Harvest Homes
 - ii) Angie Parkin, Chapel Bend Phase 3
 - iii) Brett Eden, Woodhaven and Julianna Sheldrake as alternate
 - iv) Kai Nelson, Eagle Summit
 - v) Kristen Bagley, Shadow Ridge Phase 1
 - vi) Megan Kennedy, Vista Ridge Phase 1 & 2
 - vii) Brett Johnson, Vista Ridge Phase 3 & 4
 - viii) Bill Able, Heather Moor
 - ix) Neighborhoods with a Sub-association, Winter Haven and Cresthaven Townhomes. The President of the sub-association is the Neighborhood Representative for TMMA.
 - 1) Joseph Thomas, Winter Haven
 - 2) Al Rafati, Cresthaven Townhomes and Corey Johnson as alternate

MOTION: Hickman; SECOND: Plewe; Unanimous approval.

2. Board Action Items

- a. None.

3. Old Business

- a. Tabled items from August 27, 2013 meeting if time permits- Items were tabled again because time did not permit.

4. Open Forum: Resident Participation

- a. Concerns were brought up about deer poaching and residents going up in the canyons and scaring the deer. It was requested to have deer crossing and no hunting signs put up. Karl said he would contact Lehi City regarding this. He also reminded homeowners that they are required to sign the access release form before entering into the canyon areas.

5. Adjournment: 8:05 PM

- a. MOTION: Biesinger; SECOND: Plewe; Unanimous approval

Minutes Prepared: Connie Taylor

Minutes Reviewed by Board of Directors

Board Approval:

Karl _____ *1-21-2014*
 Signature Date