



# TRAVERSE MOUNTAIN MASTER ASSOCIATION

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## *January 21, 2015 Board Minutes*

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:25 PM, January 21, 2015, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
  - a) *Roll Call:*
    - i) **Directors: Present:** Karren; Hickman; Plewe; Coplen; Hamilton
    - ii) **Neighborhood Reps: Present:** Megan Kennedy (Vista Ridge 1&2); Angie Parkin (Chapel Bend 3); Bill Ables (Heather Moor); Karl Karren (Country Run, Chapel Bend 1 & 2, Shadow Ridge 1, Vista Ridge 3 & 4, Vialetto).
    - iii) **Neighborhood Reps: Absent:** Melanie Cook (Hunter Chase); Ronald Peterson (Harvest Home); Brett Eden (Woodhaven); Jeremy Busk (Eagle Summit); Heather Calley (Shadow Ridge 2); Joe Thomas (Winter Haven); Al Rafati (Cresthaven).
  - b) *Pledge of Allegiance*
  - c) *Review of Standing Rules*
  - d) *Approval of Agenda*
    - i) *MOTION: Plewe; SECOND: Coplen; Unanimous approval*
  - e) *Approval of Minutes – Move to approve the Board Minutes for November 12, 2014 Annual Board Meeting Minutes & Board Minutes for January 21, 2014 Board Meeting. January 30, 2014, April 16, 2014 & November 6, 2014 Board Executive Session Meeting Minutes.*
    - i) *MOTION: Hickman; SECOND: Coplen; Unanimous approval (November 12, 2014 Annual Board Meeting only).*
    - ii) *MOTION: Hickman; SECOND: Plewe; Unanimous approval (voted only by Karren, Hickman & Plewe on all other meetings)*

## **REPORTS AND PRESENTATIONS**

### **1. Presentations – Guests**

- a) None.

### **2. Board President's Report – Karl Karren**

- a) Town Hall Summary- N/A
- b) Executive Session Minutes Summary-Lehi City Parks Dept & Board Hearings
- c) Declarant appointment of Resident Board Member, Tahnee Hamilton
- d) Neighborhoods without a member volunteer Neighborhood Representative
  - i) Country Run, Chapel Bend 1 & 2, Shadow Ridge Phase 1, and Vialetto. – Karl discussed how important it is to have neighborhood representatives for future

votes of annexations and so forth. If a subdivision does not have a representative then Karl Karren becomes the rep as the board president and therefore the majority of the votes will be from him and the Declarant.

- e) Rules Committee for additional Park, Pool and Clubhouse rules and regulations. We are seeking 3 more volunteers – a charter will be formed by our attorney.

- 3. **Financial Report- Board Members Review-** Karl reviewed the end of year budget with the board. Jillian discussed possibly having quarterly meetings to review the year to date costs and seeing where costs could be cut. Karl also discussed the reserve study and that a new one will need to be done after the pool and clubhouse are completed.

### ASSOCIATION BUSINESS

#### 1. Consent Calendar

- a) None

#### 2. Board Action Items

- a) **BA 01.15.01-** Approval of Corporate Resolution to Borrow / Grant Collateral- Karl discussed the terms of the loan.  
MOTION: Plewe- to approve financing for park requiring any 2 authorized board members to be empowered to sign: SECOND: Hamilton; Unanimous approval

#### 3. New Business

- a) Neighborhood Representatives approval – Annexation of Perry Homes Subdivision on Micron Parcel into Traverse Mountain Master Association

#### 4. Old Business

- a) None

#### 5. Open Forum: Resident Participation

- a) None

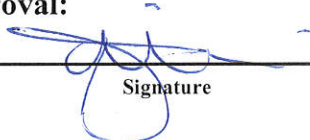
#### 6. Adjournment: 8:30 PM

- a) MOTION: Coplen; SECOND: Plewe; Unanimous approval

**Minutes Prepared: Connie Taylor**

**Minutes Reviewed by Board of Directors**

**Board Approval:**

  
Signature

  
Date