



TRAVERSE MOUNTAIN MASTER ASSOCIATION

January 20, 2016 Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:02 PM, January 20, 2016, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors: Present:** Karren; Hickman; Plewe; Hamilton; Morgan
 - ii) **Neighborhood Reps: Present:** Megan Kennedy (Vista Ridge 1&2); Ronald Peterson (Harvest Home); Shawna Taylor (Woodhaven); Jeremy Busk (Eagle Summit); Heather Calley (Shadow Ridge 2); Joseph Thomas (Winter Haven); Karl Karren (Country Run, Chapel Bend 1 & 2, Chapel Bend 3, Crossing at Traverse Mountain, Heather Moor, Hunter Chase, Shadow Ridge 1, Vista Ridge 3 & 4 and Vialetto).
 - iii) **Neighborhood Reps: Absent:** Al Rafati (Cresthaven); Scott Rawlins (Sage Management Cresthaven Apartments).
 - b) *Pledge of Allegiance*
 - c) *Review of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Hamilton; SECOND: Hickman; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Board Minutes for November 18, 2015 Annual Board Meeting Minutes.*
 - i) *MOTION: Hickman; SECOND: Hamilton; Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) None.

2. Board President's Report – Karl Karren

- a) Town Hall Summary and Update on Vista Ridge Clubhouse and Pool Park- Karl reviewed schedule of pool and clubhouse, pool construction should start the first of March it will take 16 weeks to complete once it is started, which would put us at the end of June for completion. Budget is looking pretty good; the concrete costs are up a little. Talked about the status of the rules committee for the pool and clubhouse. The committee members of all residents is in place, there will be a schedule shortly of when they will meet. Discussed the importance of having neighborhood representatives.

- b) Declarant appointment of Board Member, Jared Morgan, he is an employee of the declarant, Forge companies - Karl introduced Jared and his background and what he would bring to the board.
 - c) Rules Committee for the Pool and Clubhouse rules and regulations has been formed. Chairman of this committee is Bill Ables, committee will begin meeting in February. Schedule of meeting times will be posted on the website later.
- 3. Financial Report- Board Members Review-** Karl reviewed year end budget.

ASSOCIATION BUSINESS

1. Consent Calendar

- a) Appointment of Neighborhood Representatives for two year term 2016-2017
 - i) Ronald Peterson, Harvest Homes
 - ii) Shawna Taylor, Woodhaven
 - iii) Jeremy Busk, Eagle Summit
 - iv) Heather Calley, Shadow Ridge Phase 2
 - v) Megan Kennedy, Vista Ridge 1 & 2
 - vi) Angie Parkinson, Vialetto
 - vii) Neighborhoods with 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
 - viii) Scott Rawlins (property manager), Cresthaven Apts
 - viiii) If no qualified person is willing to serve as a Neighborhood Representative, the President of the Master Association will be the Neighborhood Representative. Neighborhoods with no volunteer representative represented by the Board President, Karl Karren:
 - (2) Heather Moor, Hunter Chase, Country Run, Chapel Bend 1 & 2, Chapel Bend 3, Shadow Ridge 1, Vista Ridge 3 & 4 and Crossing at Traverse Mountain.

MOTION: Plewe; SECOND: Hickman; Unanimous Approval

2. Board Action Items

- a) None

3. New Business

- a) Review Rules and regulations on signs or temporary flags- Board designated current regulations to be reviewed for changes by the new Rules Committee

4. Old Business

- a) None

5. Open Forum: Resident Participation

- a) None

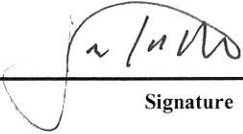
6. Adjournment: 7:55 PM

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

Minutes Prepared: Connie Taylor

Minutes Reviewed: Karl Karren

Board Approval:

A handwritten signature in black ink, appearing to be 'K. Karren', written over a horizontal line.

Signature

4. 20.12

Date