



TRAVERSE MOUNTAIN MASTER ASSOCIATION

April 20, 2016 Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:01 PM, April 20, 2016, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors: Present:** Karren; Hickman; Plewe; Morgan **Absent:** Hamilton
 - ii) **Neighborhood Reps: Present:** Shawna Taylor (Woodhaven); Karl Karren (Country Run, Chapel Bend 1 & 2, Chapel Bend 3, Crossing at Traverse, Heather Moor, Hunter Chase, Shadow Ridge 1, Vista Ridge 3 & 4 and Vialetto);
 - iii) **Neighborhood Reps: Absent:** Megan Kennedy (Vista Ridge 1&2); Ronald Peterson (Harvest Home); Jeremy Busk (Eagle Summit); Heather Calley (Shadow Ridge 2); Joseph Thomas (Winter Haven); Al Rafati (Cresthaven); Scott Rawlins (Sage Management Cresthaven Apartments).
 - b) *Pledge of Allegiance*
 - c) *Review of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Plewe; SECOND: Morgan; Unanimous approval*
 - e) *Approval of Minutes*
 - i) *Move to approve the Board Minutes for January 20, 2016 Board Meeting Minutes*
MOTION: Morgan; SECOND: Plewe; Unanimous approval
 - ii) *Move to approve the Board Executive Session Meeting Minutes for September 29, 2015 & January 20, 2016*
MOTION: Hickman; SECOND: Plewe; Unanimous approval

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) Jared Morgan, Mr. Morgan introduced himself, he is the declarant representative appointed to the Board of Directors and the asset manager for Forge Companies. Gave an update on how the Outlets at Traverse Mountain premier discount cards program has gone. There has been 191 households redeem their discount cards. Feels that this partnership is beneficial for home values. Both the home owners and the outlets benefit when each other is succeeding. The outlets are going to sponsor bingo for our 4th of July Celebration this year. Phase 2 expansion of the outlets should start sometime this year 2016.

2. Board President's Report – Karl Karren

- a) Town Hall Summary and Update on Vista Ridge Clubhouse and Pool Park

- b) Executive Session Minutes Summary, board discussed litigation and dispute resolutions with the season's apartments, individual owner's collections and adherence to the governing documents.
3. **Financial Report-** Board members reviewed budget report thru 3-31-16.
- a) Plewe asked about fencing replacement on lower chapel ridge road to Cabela's that is maintained by TMMA. Karren will check the reserve study but think it is still 3-5 years out for replacement.

ASSOCIATION BUSINESS

1. Consent Calendar

- a) Appointment of NEW neighborhood representative volunteers since last board meeting for neighborhoods that previously had no volunteer, will finish out the current two year term 2016 - 2017
 - i. Heather Moor, Bill Ables
 - ii. Hunter Chase, Melanie Cook
 - iii. Country Run, Alan Knight
 - iv. Chapel Bend 3, Janelle Leatherwood
 - v. Vista Ridge Phases 3 & 4, Dacia Holt

MOTION: Hickman; SECOND: Plewe; Unanimous Approval

2. Board Action Items

- a) **BA 04.16.01** Resolution to Adopt proposed rules and regulations for the new clubhouse and outdoor pool facility which will be added to the Community Guidelines, as submitted by the resident rules committee.
 - i. Board reviewed the rules and regulations and made a few corrections and additions

MOTION: Plewe made the motion to approve the Traverse Mountain Pool and Grand Hall rules and regulations with all notes from this meeting. SECOND: Hickman; unanimous approval

3. New Business

- a) None

4. Old Business

- a) None

5. Open Forum: Resident Participation

- a) None

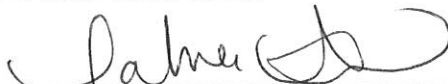
6. Adjournment: 8:16 PM

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

Minutes Prepared: Jenny Hickman

Minutes Reviewed: Board of Directors

Board Approval:



Signature

9/20/16

Date