



TRAVERSE MOUNTAIN MASTER ASSOCIATION

August 17, 2016 Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:22 PM, August 17, 2016, at 4341 N Crest Ridge Rd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors Present:** *Karren; Hamilton; Morgan*
 - ii) **Directors Absent:** *Hickman; Plewe*
 - iii) **Neighborhood Reps: Present:** *Megan Kennedy (Vista Ridge 1&2); Bill Ables (Heather Moor); Angie Parkin (Violetto); Karl Karren (Chapel Bend 1 & 2, Shadow Ridge 1).*
 - iv) **Neighborhood Reps: Absent:** *Melanie Cook (Hunter Chase); Ronald Peterson (Harvest Home); Alan Knight (Country Run); Janelle Leatherwood (Chapel Bend 3); Brandon Ethington (Crossing at Traverse); Shawna Taylor (Woodhaven); Jeremy Busk (Eagle Summit); Heather Calley (Shadow Ridge 2); Dacia Holt (Vista Ridge 3 & 4); Joe Thomas (Winter Haven); Al Rafati (Cresthaven Townhomes); Scott Rawlins (Cresthaven Apartments).*
 - b) *Pledge of Allegiance*
 - c) *Review of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Hamilton; SECOND: Morgan; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Board Meeting Minutes for April 20, 2016.*
 - i) *MOTION: Morgan; SECOND: Hamilton; Unanimous approval*

REPORTS AND PRESENTATIONS

1. **Presentations – Guests**
 - a) None.
2. **Board President’s Report – Karl Karren**
 - a) Town Hall Summary, discussion on first pool season.
3. **Financial Report-** Board members reviewed budget report thru 6-30-16

ASSOCIATION BUSINESS**1. Consent Calendar**

- a) Appointment of NEW neighborhood representative volunteer for neighborhoods that previously had no volunteer, will finish out the current two year term 2016-2017.

i. Crossing at Traverse, Brandon Ethington

MOTION: Hamilton; SECOND: Morgan; Unanimous approval

2. Board Action Items

- a) **BA 08.16.01-** Resolution to adopt revisions to the Community Guidelines:

i) Section II, D #6 – Restricted Vehicles (RV) parking

ii) Exhibit A, adding required language to the fine schedule per new HOA laws passed by the Utah Congress

iii) Section III A and Section IV – adding reference to pool, clubhouse and grand hall rules and regulations adopted last Board Meeting 4/20/16

iv) Updating TMMA offices address and other formatting errors

MOTION to adopt revisions: Hamilton; SECOND: Morgan; Unanimous approval

- b) **BA 08.16.02-** Resolution to adopt revisions to the Architectural Guidelines:

i) Section X, Holiday Lighting- *Approval with exception of limit on size of bulb*

ii) Updating TMMA offices address and other formatting errors

MOTION to adopt revisions with one exception on size of lights: Morgan; SECOND: Hamilton; Unanimous approval

3. New Business

- a) Discuss current regulations on Basketball stands for both front and rear yards. Current rules are in the Architectural Guidelines Section VIII Basketball Backboards-

a. *Steve Mazzella addressed Board asking why the house next door was granted a variance for a standard in the rear yard. The board discussed their decision-didn't think it was a nuisance. He thought the .25 acre rule should be followed and would not allow a variance. The board is standing by their decision.*

MOTION to table this discussion and reschedule a meeting: Morgan; SECOND: Hamilton; Unanimous approval

4. Old Business

- a) None

5. Open Forum: Resident Participation

- a. Penny Tapp voiced her concerns on rentals in Shadow Ridge. She stated it is a big problem in their neighborhood estimates 40% rentals and would like more enforcement of yard maintenance as well.

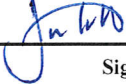

6. Adjournment: 8:24 PM

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

Minutes Prepared: Connie Taylor

Minutes Reviewed: Karl Karren

Board Approval:

 Signature  Date 