



# TRAVERSE MOUNTAIN MASTER ASSOCIATION

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## *November 16, 2016 Annual Board Minutes*

- 1) The annual session of the Traverse Mountain Master Association Board of Directors was called to order at 6:12 PM, November 16, 2016, at 4341 N. Crest Ridge Rd., Lehi, UT 84043
  - a) *Roll Call:*
    - i) **Directors: Present:** Karren; Hickman; Plewe; Hamilton; Morgan
    - ii) **Neighborhood Reps: Present:** Brandon Ethington (Crossings at TM); Shawna Taylor (Woodhaven); Heather Calley (Shadow Ridge 2); Angie Parkin (Violetto); Joseph Thomas (Winter Haven); Karl Karren (Chapel Bend 1 & 2, Shadow Ridge 1).
    - iii) **Neighborhood Reps: Absent:** Bill Ables (Heather Moor); Melanie Cook (Hunter Chase); Ronald Peterson (Harvest Home); Alan Knight (Country Run); Jeremy Busk (Eagle Summit); Megan Kennedy (Vista Ridge 1&2); Dacia Holt (Vista Ridge 3&4); Al Rafati (Cresthaven Townhomes); Scott Rawlins (Cresthaven Apartments-Mgr)
  - b) *Pledge of Allegiance*
  - c) *Review of Standing Rules*
  - d) *Approval of Agenda*
    - i) **MOTION:** Plewe – approve with amendment to Association Business 3(a) New Business add vote for Officers of the TMMA Board; **SECOND:** Morgan; Unanimous approval
  - e) *Approval of Minutes – Move to approve the Board Minutes for August 17, 2016 and Board Executive Session Meeting Minutes for September 28, 2016.*
    - i) **MOTION:** Morgan; **SECOND:** Plewe; Unanimous approval

## REPORTS AND PRESENTATIONS

### **1. Presentations – Guests**

- a) Rich Kingsford, resident in Hunter Chase, Jdecisions, 2017 budget survey results- Rich summarized results, some comments that they didn't get the email with the survey. There were 4315 opinions and 189 users.
- b) Erik J Tadge, Vice President, Commercial Loan Officer; Brighton Bank- reviewed how the loan came to be, went over rates and pricing. Morgan discussed getting a better rate for debt coverage on a fixed rate. Discussed different options to get for lowering rates and getting the loan paid quicker.
- c) HEB Business Solutions and Certified Public Accountants; 2015 Audit of Financial Statement and Report of Independent Auditors- Phil Collins reviewed the process of the audit, went over with the board the changes to the audit with the loan (the clubhouse is not an asset since it is owned by the homeowners). The loan is a liability. Homeowners had questions of controls to protect the homeowners.

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

- a) Executive Session Minutes Summary- Discussion of collections/foreclosure proceedings, dispute resolutions and individual member's compliance with the governing documents.
- b) Karl reviewed new sales and dues that were paid (resales, community enhancement fees, delinquencies & collections). Also reviewed the statistics of pool attendance, party rooms, grand hall and exercise classes.
- c) Neighborhood Representatives- Volunteers needed for Chapel Bend 1&2 and Shadow Ridge Phase 1. Will complete current two year term through 2017. Coming up in 2017 members will be voting in 2 new board members thru their neighborhood representatives.

**3. Financial Report-** Board members reviewed year to date thru 9/30/16**ASSOCIATION BUSINESS****1. Consent Calendar**

- a) Approval of 2017 Annual Meeting Schedule
  - i) Meetings were changed from the 3<sup>rd</sup> Wednesday of each quarterly month to the 3<sup>rd</sup> Thursday of each quarterly month. MOTION: Hickman; SECOND: Plewe  
Unanimous approval

**2. Board Action Items**

- a) **BA 11.16.01-** Approval of Fiscal Year 2017 TMMA Budget. Change assessment increase \$9.00 per homeowner –will need to take away \$75,000 fitness center line item, reduce community activities line item to \$25,000 and decrease website line item by \$10,000. MOTION: Plewe; SECOND: Hamilton; Unanimous approval
- b) **BA 11.16.02-** Resolution to adopt revisions to the Community Guidelines:
  - i) Exhibit G, Pool Rules, Regulations and Activity Rooms- hours of operation- evening lap swimming and diving board rules. Hickman reviewed the changes that were made.
  - ii) Section II, D, Parking- stricter timeframe to comply, higher fines and towing, Authorize management to tow cars per guidelines.
  - iii) Exhibit A Fine Schedule and Violation Procedure- reflects parking restriction revisions and restricted vehicles- higher fines.
  - iv) Section III, C, Soccer Fields – create guidelines, 1 ½ hour time limit on fields, lottery system to determine field requests. – coach must be TMMA resident and most of the players.
- c) **BA 11.16.03-** Resolution to adopt revisions to the Architectural Guidelines:
  - i) Section VIII, top of page 9- Basketball Backboards- Hickman summarized change to allow permanent on driveways and in rear yard.

MOTION: Hickman to approve BA 11.16.01 & BA 11.16.02; SECOND: Hamilton; Unanimous approval with punctuation and formatting edits noted by the Board.

**3. New Business**

- a) Vote for Officers of the TMMA Board: Nominate Jared Morgan as President of the TMMA Board, nominate Karl Karren as Vice President, nominate Jenny Hickman as Secretary and nominate Tahnee Hamilton as CFO.  
MOTION: Hamilton; SECOND: Plewe; Unanimous approval

**4. Old Business**

- a) None

**5. Open Forum: Resident Participation**

- a) None

**6. Adjournment: 8:55 PM**

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

**Minutes Prepared: Connie Taylor**

**Minutes Reviewed: Karl Karren**

**Board Approval:**

  
Signature

1-19-2017  
Date