



TRAVERSE MOUNTAIN MASTER ASSOCIATION

April 20, 2017 Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:15 PM, April 20, 2017, at 4341 N Crest Ridge Rd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors: Present:** *Hamilton; Hickman; Karren; Morgan*
 - ii) **Directors: Absent:** *Plewe*
 - iii) **Neighborhood Reps: Present:** *Bill Ables (Heather Moor); Brandon Ethington (Crossings at Traverse); Kristen Bagley (Shadow Ridge 1); Shawna Taylor (Woodhaven); Megan Kennedy (Vista Ridge 1&2); Angie Parkin (Violetto) Jared Morgan (Chapel Bend 1 & 2, Vista Ridge 3 & 4).*
 - iv) **Neighborhood Reps: Absent:** *Melanie Cook (Hunter Chase); Ronald Peterson (Harvest Home); Alan Knight (Country Run); Janelle Leatherwood (Chapel Bend 3); Jeremy Busk (Eagle Summit); Heather Calley (Shadow Ridge 2); Joe Thomas (Winter Haven); Al Rafati (Cresthaven); Scott Rawlins (Cresthaven Apartments).*
 - b) *Pledge of Allegiance; Cub Scout Luke Taylor*
 - c) *Review of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Hickman; SECOND: Hamilton; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Board Meeting Minutes for January 19, 2017 and the Board Executive Session Meeting Minutes for January 23, 2017.*
 - i) *MOTION: Hickman; SECOND: Karren; Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) NONE

2. General Managers Report – Karl Karren

- a) Town Hall Summary
- b) Clubhouse exterior stone repairs- Karl let them know that it is under warranty and that Ezra Lee Design is in the process of replacing it.
- c) Swim lessons insurance- TMMA pool will provide swim lessons this year. First session registration opens May 1, 2017. Discussed the cost of additional liability insurance TMMA must carry for swim lessons, students and instructors. The fee for swim lessons helps pay for this additional cost.

3. Board President's Report – Jared Morgan

- a) Website Update summary and communication committee- the changes to the website TMMA.org went live 2 days ago. The declarant and some builders in the community are paying for the updates. Other suggestion from initial communication committee meeting about using more social media to brand TM and get more info out there.
- b) Executive Session Minutes Summary- Discussion of legal matters relating to TMMA, clubhouse reservation policy, TMMA sponsored event and individual Owners compliance with governing documents.
- c) Upcoming Board Elections dates: Question and Answer with the candidates and neighborhood representatives, May 3, 2017 @ 7:00 pm and Special Neighborhood Representatives Election Meeting, May 18, 2017 @ 7:00 pm. Homeowners wanted to make sure this info got out to all homeowners.
- d) Neighborhoods that have no volunteer for a Neighborhood Representative: Chapel Bend Phases 1 & 2 and Vista Ridge Phases 3 & 4.

4. Financial Report- Board Members Review-

- a) Clubhouse loan has been locked for 3 years and an agreement has been reached to de-annex the Cresthaven Apartments from TMMA- The loan was originally closed with a variable rate. Cresthaven to pay buyout through 1st quarter of 2018.
- b) Entire Neighborhood Activities budget is going toward the neighborhood pool parties held at the clubhouse. For your neighborhoods specific date please go to tmma.org. Community Activities budget was drastically reduced for 2017 and the Annual 4th of July event cancelled. The new resident activities committee is using the current budget to do smaller activities more often utilizing the clubhouse facility for less money each.

ASSOCIATION BUSINESS

1. Consent Calendar

- a) NONE

2. Board Action Items

- a) **BA 04.17.01-** Approval of vendor Lease Agreement for clubhouse concessions space- Karl reviewed the status of Todd Davis' proposal; Karl suggested a counter from 5% to 10% for 2 years with an out clause for nonperformance. MOTION: TMMA will counter and authorizes management to complete contract. Hamilton; SECOND: Karren; Unanimous approval
- b) **BA 04.17.02-** Approval of easement purchase by Utah County to connect the Historic Utah Southern Rail Trail over the Murdock canal thru two open space/storm drain easements in Shadow Ridge phase 2. Improvements will include paved trails and TMMA will continue maintenance of easement. MOTION: Karren; SECOND: Hickman; Unanimous approval
- c) **BA 04.17.03-** Approval of guideline changes proposed by the Guidelines and Rules committee. Community Guidelines exhibits G & H; Pool Rules and

Regulations and Grand Hall Regulations. Hickman reviewed what the Rules Committee agreed upon on 4/19/17 and changes the board members wanted to do.

MOTION TO TABLE

3. New Business

- a) Discuss replacement options for boulevard wood fencing. TABLED until new reserve study is completed.

4. Old Business

- a) NONE

5. Open Forum: Resident Participation



- a) NONE

6. Adjournment: 8:30 PM

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

Minutes Prepared: Connie Taylor

Board Approval:

 Signature  Date