



## TRAVERSE MOUNTAIN MASTER ASSOCIATION

### *August 17, 2017 Board Minutes*

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:09 PM, August 17, 2017, at 4341 N Crest Ridge Rd., Lehi, UT 84043
  - a) *Roll Call:*
    - i) **Directors: Present:** *Morgan; Karren; Hanks; Faraclas; Hill*
    - ii) **Directors: Absent:** *None*
    - iii) **Neighborhood Reps: Present:** *Alan Knight (Country Run); Brandon Ethington (Crossings at Traverse); Jeremy Busk (Eagle Summit); Kristen Bagley (Shadow Ridge 1); Shawna Taylor (Woodhaven); Joseph Thomas (Winter Haven); Jared Morgan, Board President (Vista Ridge 3 & 4; Chapel Bend 1 & 2)*
    - iv) **Neighborhood Reps: Absent:** *Bill Ables (Heather Moore); Melanie Cook (Hunter Chase); Ronald Peterson (Harvest Home); Janelle Leatherwood (Chapel Bend 3); Heather Calley (Shadow Ridge 2); Megan Kennedy, alternate Christianne Casper (Vista Ridge 1 & 2); Angie Parkin (Violetto); Al Rafati (Cresthaven Townhomes); Scott Rawlins, Property Manager (Cresthaven Apartments)*
  - b) *Pledge of Allegiance*
  - c) *Review of Standing Rules*
  - d) *Approval of Agenda*
    - i) **MOTION:** *Hill; SECOND: Karren; Unanimous approval*
  - e) *Approval of Minutes – April 20, 2017 Board Meeting Minutes.*
    - i) **MOTION:** *Karren; SECOND: Hickman; Unanimous approval*

### **REPORTS AND PRESENTATIONS**

#### **1. General Managers Report – Karl Karren**

- a) *Town Hall Summary*
- b) *Update on parking inspections and enforcement. Towing vehicles – CC&R’s section 3.2 (s). TMMA attorney recommends placing a “no parking rules” sign at the entrance. Management has ordered signs. Lehi City attorney has given opinion letter that parking rules can be enforced by TMMA on public streets. Management summarized enforcement policies approved by Board in November 2016. TMMA has been doing weekly parking inspections since January 2017. Residents must park in garage or driveway. We will begin towing as needed, under 20 vehicles which are at the towing stage. Prior to towing notice will be posted on the vehicle and a TMMA employee will be present with the towing company.*

- c) Rental cap update – We reached the rental cap in Jan 2017. Since then we have had a waiting list but has turned out to create false hope and those on the waiting list are violating the cap and renting out their home anyway. From now on there will be no waiting list, owners will have to check back periodically and see when a spot opens up.
- d) Upcoming elections for Neighborhood Reps will take place in November. The annual Neighborhood Representatives meeting is October 26, 2017 at 7:00pm.
- e) Review of proposed Eagle Summit phase 7, plan previously expired at Lehi City. State legislature was updated to allow for a portion of open space be changed to 3 single family lots. Notifying Board that management is going to re-submit and move forward with those lots. Profits from lot sales will be revenue back into TMMA general fund.
- f) Discussed private parks in new development, Fieldstone Homes and TMTC development. Developers proposing detention basins as parks. Karren does not feel that as currently proposed they work as parks and will be a huge maintenance responsibility. Karren proposed doing field training with new board on all existing parks and what we should require from developers for new parks.

## 2. Board President's Report – Jared Morgan

- a) Installation of new street light on Triumph Blvd. No exact timeline yet. This would be added to the top of Triumph Blvd. and Traverse Mountain Blvd intersection. It will be added before fire department is completed. Hanks proposed adding a white walking strip at all intersections off Traverse Mountain Blvd where the asphalt trail crosses. Need to discuss this idea with Lehi City.

## 3. Financial Report- Board Members Review-

- a) Cresthaven Apartments de-annexation and buyout agreement completed. Renegotiated fixed note, buyout was \$800,000 (roughly 7-8 years of assessments). Agreed to apply \$600,000 will help pay down the new Clubhouse loan as it is received over its amortized payment scheduled in \$200,000 increments. No more apartments with be part of TMMA. Discussed possibility to use \$200,000 toward the fitness room, continue paying down the note or use for something else.
- b) Board members reviewed balance audit report through 8/15/17.

## ASSOCIATION BUSINESS

### 1. Consent Calendar

- a) NONE

### 2. Board Action Items

- a) **BA 08.17.01** - The Board shall annually elect the Master Association's officers at the new Board's Organization Meeting. The Master Association's principal officers are a President, a Vice President, a Secretary, and a Chief Financial Officer, all elected by the Board. Officers other than the President need not be Directors. Bylaws Article III. Karren recommended: Secretary and CFO be outside members. Elect President and Vice President from board, the rest just

directors. Also need to get all signature cards filled out by new board members. All checks require 2 signatures.

MOTION by Karren: Jared Morgan – President, Jeremy Hanks – Vice President, Andrew Biesinger – Secretary, SECOND: Hill; unanimous approval.

Management staff will solicit candidates for CFO. Recommend back to Board for approval next board meeting.

- b) **BA 08.17.02** – Resolution to adopt revisions to the Community Guidelines Exhibit A, Fine Schedule and Violation Procedure. (a) Increase Rental Violation fine to an initial fine of \$100 and Monthly Continued Fine of \$300.00 (Currently it is a \$50 initial fine and \$100 monthly) MOTION: Faraclas; SECOND: Morgan; unanimous approval.

Board discusses other enforcement options also: Injunctive relief; evicting tenants. Currently aware of 3 rentals – not approved – pursuing violation. Sub-association neighborhoods like Cresthaven Townhomes and Winterhaven are not included in the rental cap.

- c) **BA 04.17.03** – Resolution to adopt revisions to the Architectural Guidelines Exhibit E, Approved Plant Material List (a) Removal of all Ash tree varieties from the deciduous trees list and addition of note that Ash trees are no longer allowed due to infestation of bore beetles and trees not surviving in Traverse Mountain. MOTION: Karren; SECOND: Hanks; unanimous approval. Management will send out some plant treatment information with replacement recommendations. Will also make sure Ash varieties are removed from any park strip tree lists as well. No mandate to remove.

### 3. New Business

- a) Request from owner, Carlos Nunez, wants to request if he could be an alternate appointed to the Aesthetic Review Committee. Could not always make meeting on Thursdays during business hours but when he could he would. There have been no other resident volunteers to serve. Board is ok with this. Board approved appointment as resident alternate.

### 4. Old Business

The Board of Directors reviewed further revisions from the guidelines and rules committee after the April Board meeting and UNANIMOUSLY approved via email the changes proposed May 2017. Below is a summary ONLY of changes. Please visit [TMMA.org](http://TMMA.org), resources header, governing documents for the full approved rules and regulations.

- a) **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 and Activity Rooms Rules and Regulations
- a. All Rules and Regulations from the Clubhouse Grand Hall and Activity Rooms were combined together in Community Guidelines Exhibit H.
    - i. Activity room reservations for the Swim season will open April 1<sup>st</sup> each year prior to the swim season and be first come first serve. Limit 2 reservations per member per swim season still.
    - ii. Addition of rules and fees for Member non-immediate family use.
  - b. Community Guidelines Exhibit G Pool Rules and Regulation; 5 iii

- i. Guest Passes. Each residence/household with less than four residents living in the home will be allotted additional entries per day up to a maximum of 4 which will not require use of their guest passes and will cost no additional fees.

## 5. Presentations / Guests

- a) Robert Ahlstrom, Communications Survey Review. Community mass email sent with extensive survey. Robert Ahlstrom is a resident of TMMA and doing a master's degree project for his degree at Gonzaga University. TMMA.org website was revamped and re-branded May 2017, survey to gather how we are doing with communication. Survey had 16% participation from residents which is pretty good. Survey results gathered that email and the website are the top two preferred methods of communication. A majority that participated would like to see additional communication via Social Media. 80% was against adding a video board. Pamphlets not tightly used or effective. New TMMA website has had better response and usage than old website.
- b) Rob Clausen representing TMTH, Area plan amendment and mining project proposal. Brent Sumption, Property and environmental Manager with Geneva Rock and Amit Nair, EIT Senior Air Quality Professional with Kleinfelder were also present. Under current area plan TMTH property is entitled for 180 building units. Rob Clauson proposed two scenarios: (1) Balance Sight, cut and fill, this is the grading method currently approved in the area plan. Would build 100 units townhomes/condos. Would be done by a fleet of 8-10 earth moving machines. (2) Export Grading, sell gravel/dirt to Geneva Rock. Trucks and conveyor belt to Geneva directly next to development site. No trucks would be on TMMA roads. Would build 50 single family homes similar to Winter haven and donate land to Alpine School district and include an LDS church site as well. Estimated this project would take 3 years and be allowed one 6 month extension with a penalty fee of \$200,000.00 paid to TMMA. May also transfer additional density not used to commercial property. Faraclas requested that Board Members disclose any conflict of interest with this proposal. Board had not received full report from Kleinfelder air quality professionals for review. Faraclas brought up concerns for exposure to dust and real time monitoring needed. Worried this area plan amendment may open the door to other developers trying to do the same in the future. Donating ground to alpine school district does not guarantee a school will be built and no confirmation from school district. Developer representative answered numerous questions. Geneva offered to take residents on a tour of their existing operations. Will follow all Utah state regulations for a project like this. Board still needs more information and is not convinced this project is in the best interest of the TMMA homeowners. Conclusion was to have all board members thoroughly review the third party report from Kleinfelder and schedule a follow up meeting to finalize the TMMA Board's position to proposed area plan amendment and mining project to Lehi City.

## 6. Open Forum: Resident Participation

- a) Delane Barrus Eagle Summit resident requests Geneva Rock to prove they have and can provide better air quality with all the dust they create. Trust issues between some residents and Geneva Rock.
- b) Elias Faraclas Eagle Summit resident is against the mining project and wants total transparency from Geneva Rock and reports released to the public.

- c) Paul Hancock, Woodhaven resident and Lehi City Representative suggests the potential school provided by the proposed dirt removal project could be of benefit to Traverse Mountain as we are in short supply of nearby open land for future growth demands. Also stated Lehi city attorney feels this is a very unique circumstance that would not create precedence because other developers would not have access to Geneva Rock like this sight does.
- d) Winter haven resident asked if conveyor belts would be covered. Geneva said no because of the short length, but would have sprays on the belt to keep materials wet.

**7. Adjournment: 9:45 PM**

- a) MOTION: Hill; SECOND: Faraclas; Unanimous approval

**Minutes Prepared: Andrew Biesinger**

**Board Approval:**

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 **Signature** *Karl J Karz* **Date** *11-16-2017*