



**TRAVERSE MOUNTAIN
MASTER ASSOCIATION**

November 16, 2017 Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 6:00 PM, November 16, 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:** *Morgan; SECOND: Hanks; Unanimous approval*
 - e) *Approval of Minutes – August 17, 2017 Board Meeting Minutes and September 28, 2016 Board Executive Session meeting Minutes*
 - i) **MOTION:** *Morgan; SECOND: Hanks; Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations / Guests

- a) Presentation given by a man named Ryan who would like fences to be completely optional in Violetto. Ryan expressed his concern about how it would devalue the neighborhood to put fences in certain places. Karren responded by first reading the rules in the CC&R's about fencing, explaining what is and isn't allowed for fencing. Residents disagreed with the rule. Morgan and Karren said they will get back to the presenters after later discussion amongst the board.
 - i. **ACTION ITEM:** To get back with the presenters (Ryan and Kandas) about their proposal to make fencing 100% optional in Violetto.

2. Board Presidents Report – Jared Morgan

- a) Executive Session Minutes Summary – Discussion of collections/foreclosure proceedings, dispute resolutions and individual member’s compliance with the governing documents.
- b) Neighborhood Representatives – Volunteers needed for Heather Moor, Shadow Ridge 2, Woodhaven, Chapel Bend 1&2. Neighborhood Rep Chair needed. Will complete current two year term thru 2017.
 - i. ACTION ITEM: Send a mass email and mailer for recruiting Neighborhood Reps.
- c) Description of Supplemental Declaration Process – Karren discussed the definition of this and said Fieldstone Homes needs to sign a supplemental declaration.
- d) Karren talked more about are plan amendment change.

3. Financial Report - Board Members Review -

- a) Karren presented a balance audit and proposed budget for 2018. Karren mentioned that \$200,000 would be put toward the future fitness room at the TMMA Clubhouse.

ASSOCIATION BUSINESS**1. Consent Calendar**

- a) The consent calendar is comprised of routine, non-controversial items of business and will be adopted in whole in one motion unless a Board member requests that a specific item be removed for discussion and separate action.
 - a. Approval of 2018 Annual Meeting Schedule (see attached)
 - i. Meetings will be held generally on the 3rd Thursday of each quarterly month.
 - b. Motion: Karren; Second: Hill; Unanimous Approval

2. Board Action Items

- a) **BA 11.17.01** – Approval of Fiscal Year 2018 TMMA Budget
 - a. MOTION by Karren, Second: Faracilas, Unanimous Approval.
 - b. Also noted that the 2018 budget will be sent out in the upcoming mass mailer as well as posted to tmma.org.
- b) **BA 11.17.02** – Resolution to adopt revisions to the Community Guidelines:
 - a. Section II, D, Parking – stricter timeframe to comply, higher fines and towing. Authorize management to tow cars per guidelines. Definition of night to be 12am to 5am.
 - b. MOTION by Karren, Second: Faracilas, Unanimous Approval.

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. Adjournment: 8:00 PM

- a. MOTION by Karren, Second: Faracilas, Unanimous Approval.

Minutes Prepared: Andrew Biesinger

Board Approval:



Signature



Date