



## TRAVERSE MOUNTAIN MASTER ASSOCIATION

### *April 19, 2018 Board Minutes*

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:00 PM, April 19, 2018, at 4341 N Crest Ridge Rd., Lehi, UT 84043
  - a) *Roll Call:*
    - i) **Directors: Present:** Ryan Freeman, Dan Reeve, Adam Hill, Erin Faracilas
    - 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 Christiane 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:** Faracilas; **SECOND:** Freeman; *Unanimous approval*
  - e) *Approval of Minutes – November 16, 2017 Board Meeting Minutes (Board Meeting Canceled, no Minutes) and January 22, 2018 Board Executive Session meeting Minutes*
    - i) **MOTION:** Faracilas; **SECOND:** Freeman; *Unanimous approval*

### **REPORTS AND PRESENTATIONS**

#### **1. Presentations / Guests**

- i. Presentation given about ash trees by Mr and Mrs McGuirk. They said that trees are suffering from an infestation. This could get to the point where they could damage the trees until they might die. They provided some valuable information about maintaining and treating ash trees. They recommend adding a link to the tmma.org website for the residents with a discount group rate. Moths will start to boar into the tree in May. Possibly attaining a volume discount would be a good approach if enough residents are interested. Motion made later on in the second board action item 04.19.02.

**2. Board Presidents Report**

- i. Not any at this time.

**3. Board Member Report – Adam Hill**

- i. We are seeking new Neighborhood Reps in these subdivisions: Vialetto, Vista Ridge 3&4, Chapel Bend 1&2, Shadow Ridge Phase1, Heather Moor.

**4. Financial Report - Board Members Review -**

- a) No report given. General Manager not in attendance at this time.

**Action Items**

- a) **BA 04.19.01** – To use Tyler Lamar and Harrion Lamar as the official association Attorney. To uses for Attorney’s at record as they are acceptable to the Board.
  - a. MOTION to approve by Freeman, Second: Reeve, 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 04.19.02** – Staff to get a volume rate for Ash Tree treatment and posting a DIY link to the tmma.org website.
  - a. MOTION to approve by Faracilas, Second: Freeman, Unanimous Approval.
- c) **BA 04.19.03** – To decline pool concessions proposal, but offer to have Todd Davis try one more year with no guarantee.
  - a. MOTION to table by Reeve, Second: Hill, Unanimous Approval.

**2. New Business**

- a) Review of Vialetto Fencing Variance – Freeman gave ome history on Vialetto fencing variances. Said landscaping ARC I approved through the Declarant for Vialetto. (get more clarification on this)
  - b. Review of the ARC and associate policies and procedures – Freeman said he has taken over this.
  - c. All Board Members agreed to further review the current ARC process at the following meeting to ensure it is being controlled and managed correctly.

**3. Old Business**

- b) None

**4. Open Forum**

- a. A resident by the name of Shenell said there is a lot of trash in Vialetto, what can we do to get this all this trash cleaned up? (Said we will have our General Manager Karl find a solution for this).

- b. Resident said we need more dumpsters. Look at some community dumpster solutions. Maybe extend garbage times and do the fall too.
- c. Old mines in Vialetto that need to be closed off for safety reasons. Its open space in city property. Talk as a board in next meeting on this and see if we can get a hold of the city to get this issue fixed, if we can't get a hold of the city we will find another solution. During the meeting Adam Hill got this issue resolved by calling Lehi City.
- d. Discussed the definition of mining. Not mining, its mass grading with export.
- e. Discussed the two different types of mass grading plans.


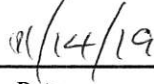
**5. Adjournment: 8:00 PM**

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

**Minutes Prepared: Andrew Biesinger**

**Board Approval:**

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Signature Date