



**TRAVERSE MOUNTAIN
MASTER ASSOCIATION**

November 15, 2018 Board Meeting Minutes

*Traverse Mountain Master Association
Board of Directors
Thursday, November 15, 2018
4341 N. Crest Ridge Road – 6:00 P.M.*

1. The regular session of the Traverse Mountain Board of Directors was called to order at 6:00 PM, November 15, 2018, at 4341 N Crest Ridge Rd., Lehi, UT 84043.
2. **Call to order**
 - i) **Directors: Present: Ryan Freeman, Dan Reeve, Andrew Lambert, Alex Chaus**
 - ii) **Neighborhood Reps: Absent**
 - iii) **Others Present: Karl Karren**
 - b) Pledge of Allegiance
 - c) Review of Standing Rules
 - d) Approval of Agenda
 - i) MOTION: Ryan Freeman; SECOND: Dan Reeve; Unanimous approval
 - e) Approval of Minutes –
 - i) April 19, 2018 Board Meeting Minutes
 - ii) Executive Session Meeting Minutes (Seven Executive Session meetings taken place between 12/13/17 – 4/18/18)
 - (1) MOTION to approve minutes: Ryan Freeman; SECOND: Dan Reeve
 - f) Election of new Board Members and Officers
 - i) MOTION by Ryan Freeman to add two new Board Members: Andrew Lambert and Alex Chaus. SECOND: Dan Reeve. Unanimous approval.
 - ii) Freeman nominates Dan Reeve as President, Andrew Biesinger as Secretary, and Alex Chaus as Vice President and Andrew Lambert as Treasurer. SECOND: Dan Reeve. Unanimous approval.
 - g) Karl Karren reviewed the Officer roles and responsibilities for their positions.

REPORTS AND PRESENTATIONS

1. **General Managers Report**
 - a) Karl Karren
 - i) Talked about the policy summary for rentals
 - ii) Discussed the reserve study review with the Board. Karren explained what the reserve study is and talked about how it will need to be updated when new areas of Traverse Mountain are developed.

ASSOCIATION BUSINESS

1. Consent Calendar

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) NONE

2. Board Action Items

a) BAI 11.15.01 – 2019 Budget

- i) Karren discussed details from the proposed 2019 budget. Freeman recommended that Karren seeks to find a better rate on the building loan now that TMMA has history with the loan. Karren asked for Lambert's help and he agreed to help.
- ii) Board asked about getting the gym opened and discussed the idea of maybe funding it by a loan to help open it sooner. Karl said it would likely open by the 2019 pool season so we already have employees at the building.

b) BAI 11.15.02 – Pool Hours were motioned to table until another time. See below.

c) BAI 11.15.03 – Revise Rules for Construction, change rule to include that “all dumpster or trash enclosures on new construction or remodels must be tarped and covered”. Construction rules revision was motioned to table until another time. See below.

d) BAI 11.15.04 – Adopt 2019 Meeting Schedule was motioned to table until another time. See below.

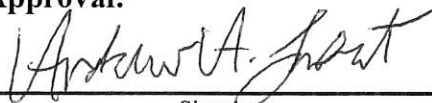
- i) MOTION by Freeman to table remaining items BAI 01, 02,03,04 to vote on at another time. Second: Chaus, Unanimous Approval.

e) Adjournment: 8:00 PM

- i) MOTION by Freeman, Second: Lambert, Unanimous Approval.

Minutes Prepared: Andrew Biesinger, Board Secretary

Board Approval:



Signature

11/14/19

Date