



**TRAVERSE MOUNTAIN
MASTER ASSOCIATION**

BOARD MEETING MINUTES

*Traverse Mountain Master Association
Organization Meeting of the Board
Thursday, September 1, 2022
2175 W. Chapel Ridge Rd. – 7:00 P.M. – 8:00 P.M.*

Open Session Agenda

1. Call to order

- a) Roll Call / Establish Quorum

Directors

Neighborhood Reps

- b) Pledge of Allegiance
c) Review of Standing Rules
d) Approval of Agenda

MOTION: Mike Batt
SECOND: Brandon Dyer
UNANIMOUS APPROVAL: ALL

- e) Approval of Minutes

- i) April 21, 2022 Board Meeting Minutes (done via email due to Covid restrictions)

MOTION: Mike Batt
SECOND: Brandon Dyer
UNANIMOUS APPROVAL: ALL

REPORTS AND PRESENTATIONS

1. General Managers Report

- a) Andrew Biesinger

Upcoming meetings - (see attached Annual Meetings doc)
Replacement fencing – Andrew talked about the replacement fencing progress. TM blvd. from Lodge building to 4-way stop by elementary almost completed. Remaining areas projected to be completed this year include area north of TM blvd. 4-way stop and up into Eagle summit.
Outsourced maintenance – Been happy with the mowing, edging, and weeding of common areas from the new approach on maintenance.

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 09.01.01 – Election of Officers of the Board

- a) The Board shall annually elect the Master Association's officers at the new Board's Organization Meeting. Each officer shall hold his office at the pleasure of the Board, until he resigns, is removed, is otherwise disqualified to serve, or his successor is elected and qualified to serve. Bylaws Article III

President: Dan Reeve
Vice President: Mary Garvin
Secretary: Grace Malanga
Chief Financial Officer: William Spencer
MOTION: William Spencer
SECOND: Mike Batt
UNANOUOUS APPROVAL: ALL

- b) **BAI 09.01.02 – Retaining wall easement request:** Approved w/Conditions as specified in attachment.

- i) See attachment

MOTION: Mike Batt
SECOND: William Spencer
UNANOUOUS APPROVAL: ALL

- c) **BAI 09.01.03 – Landscaping easement request (see attached) *TABLED**

- i) Speak to the neighbor to the right of Kendra to confirm sign off. [Staff follow-up: After meeting Grace and Andrew met with Kendra's right neighbor and they were good with Kendra potentially taking the entire easement].
ii) Was the easement above Kendra helped funded by TMMA? [Staff follow-up: We are researching this. Working on tracking down previous agreements, will provide update asap.]
iii) Research other non-landscaped easements and see if this scenario could apply to other lots. [Staff follow-up: We looked at and researched all ravine easements in TM and created the attached report for your review. In summary it appears that Kendra's easement may be the only remaining easement that makes sense to have an owner landscape it. We recommend the others stay open as they give trail access and common area access that may be needed for future maintenance development.

3. New Business

- a) Open discussion on potentially adding a dog park to Traverse Mountain
i) Attached are pictures of the existing North Ridge Park that might work as a future dog park. Board needs more time to review this.

4. Open Forum: Resident Participation (30 minutes; 3 minutes per speaker)

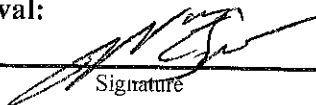
- a) *Requests to speak will be presented by a Member of the Board. Speakers must adhere to the Standing Rules and must refrain from using profanity or verbally attacking individual members of the community, Board, or staff. Issues should be relevant to current Traverse Mountain Master Association issues. The Board President retains the right to curtail or remove the speaker in the event of violation of the Standing Rules.*

5. Adjournment

MOTION: Mary Garvin
SECOND: Mike Batt
UNANOUOUS APPROVAL: ALL

Minutes Prepared: Grace Malanga, Board Secretary

Board Approval:


Signature

12/8/22
Date