



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING ***Board Meeting Minutes***

Traverse Mountain Master Association
Wednesday, January 4, 2023
2175 W. Chapel Ridge Rd. – 7:00 P.M. in Grand Hall

Open Session Agenda

Call to Order

- a) Roll Call / Establish Quorum
 - i) Dan Reeve (President)
 - ii) Mary Garvin (Vice President)
 - iii) William Spencer (CFO)
 - iv) Mike Batt
 - v) Brandon Dyer
 - (1) Neighborhood Reps:
 - (i) Lisa Hatch
 - (ii) Kristen Bagley
 - (2) TMMA Staff
 - (i) Andrew Biesinger (General Manager)
 - (ii) Grace Malanga (Secretary)
- b) Pledge of Allegiance
- c) Review of Standing Rules
- d) Approval of Agenda
 - MOTION: Dan Reeve
 - SECOND: Mary Garvin
 - UNANIMOUS APPROVAL: ALL
- e) Approval of Minutes
 - 1. December 8, 2022, Board Meeting Minutes
 - MOTION: Mary Garvin
 - SECOND: William Spencer
 - UNANIMOUS APPROVAL: ALL

Reports and Presentations

General Managers Report

Andrew Biesinger

- **2022 Management Report**
- **Summary of previous Board Meeting**
 - Easement/landscaping request approved with no TMMA funding and other conditions
 - Holiday lighting rule updated:
 - Colored holiday lighting may only be up from Oct 1- Feb 28 (stays the same)
 - Holiday lighting only turned on the day after Thanksgiving – **Jan 31st.** (new)
 - Clear (no color) lights may be up and, **on** all year, round as long as cords, hooks, and hangers all match fascia. (new)
 - Permanent lighting attached to fascia needs to have cords match fascia and lighting must be white, clear, non-movement, none blinking, non-scrolling, and non-animated all year round except for Federal Holidays and/or the day after Thanksgiving – Jan 31st. (new)
 - Day of any Federal Holiday, colored lights can be turned on.
 - Change the current non-resident Grand Hall reservation rate from \$1,000 (plus \$150 refundable cleaning deposit) to \$1,850 (plus \$150 refundable cleaning deposit) and to open all days of December for

- Day of any Federal Holiday, colored lights can be turned on.
 - Change the current non-resident Grand Hall reservation rate from \$1,000 (plus \$150 refundable cleaning deposit) to \$1,850 (plus \$150 refundable cleaning deposit) and to open all days of December for Grand Hall reservations and move fitness classes to alternate activity rooms just during the month of December.
 - Other Board Action Items were tabled which will be reviewed later in the meeting.
 - Vialetto round about retaining wall update
 - Previously asked for a rough estimate/bid for Verti Blocks, Ready Blocks, and Gabion Baskets.
 - Andrew talked to Matt Brown who said each option would likely be comparable in price. We will be ready gather bids for a Geotech around January which the Board will need to vote on.
 - Estimated completion to be around Summer 2023
- Q = The Board is asking what the total price will be for the roundabout. They are asking for 3 bids and to include color and design options. Not interested in Gabion Baskets. Recommend calling Red Wolf for installation and IGES for design quotes.

Board Action Items (BAI)

1. BAI 12.08.01 –2023 Budget with Assessment Increase

- a. At previous meeting the Budget was approved without the assessment increase, without expedited building pay off, and without extended season pool hours. See the exhibit for more details.

MOTION: William Spencer

SECOND: Dan Reeve

UNANOU MOUS APPROVAL: ALL

\$5 assessment monthly increase that will go towards helping cover unexpected inflation, expediting the loan pay off for the Community Center, have a surplus, and begin start design process for phases of next Community Center. The assessment increase will not go towards extending gym or pool hours.

- Is our loan a variable or fixed rate?
- Find a Broker to help us shop lenders.
 - Send Loan details to Mike Batt
- Get comps from other HOA's on their CEF. Is it a flat rate or percentage?
- Is the CEF found in the Supplemental Declaration or Master Declaration?

2. BAI 12.08.05 – Extend season pool hours through Sept. 30

DENIED

- a. Dependent on assessment increase.

MOTION: Mike Batt

SECOND: Mary Garvin

UNANOU MOUS DENIAL: ALL

Denied to help save money as it would cost around \$35k to extend pool season through end of September. By not approving this it helped the Board go from considering a \$7/month assessment increase to a \$5/month assessment increase.

A survey can be conducted in the future to see how many homeowners would like to extend the pool hours. We would attach the cost to the survey.

3. BAI 12.08.06 – Extend Sunday gym hours, 9am to 6pm

DENIED

- a. Dependent on assessment increase.

MOTION: Mike Batt
SECOND: Brandon Dyer
UNANOUOUS DENIAL: ALL

Denied to help save money as it would cost around \$15k to extend gym hours through end of September. By not approving this it helped the Board go from considering a \$7/month assessment increase to a \$5/month assessment increase.

4. BAI 12.08.07 – Adjust flag and sign rules

TABLED

- a. Legal advice under review by HOA Attorney for verbiage and laws.

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

Once we receive our HOA Attorney's verbiage and laws, email the Board to vote.

Old Business

11. Common area purchase request to extend lot in Eagle Summit

TABLED

- a. Requesting more information from Homeowners that are requesting the common area purchase.
b. Do we want to get an appraisal?

MOTION: William Spencer
SECOND: Brandon Dyer
UNANOUOUS APPROVAL: ALL

Have our HOA Attorney look into it to see if it is usable, and we are able to sell.

William: Give them an easement.

Mike: Is it a big liability with us not maintaining it. What does the HOA gain for not selling it? There is value there.

Dan: Investigate the 'Open Space Rule'

Open Forum

Resident Participation (30 minutes; 3 minutes per speaker)

- b) *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.*


Adjournment

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

Minutes Prepared: Grace Malanga, Board Secretary

Board Approval:

Signature:



Date:

7/6/23

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, April 20, 2023. The next TMMA Town Hall will be held at 6:00 pm on Thursday, April 20, 2023.

TRAVERSE MOUNTAIN MASTER ASSOCIATION
BOARD OF DIRECTORS' MEETING
STANDING RULES

1. An open forum will be conducted after the meeting is called to order, and will not exceed thirty (30 minutes).
2. All members who wish to address the Board will complete a "Request to Speak" form, listing their name, address and/or lot #, phone number, and the subject they will be speaking to. The form must be turned in to the President of the Board.
3. Members will be called upon to speak by the President of the Board. When called upon, please state your name and subdivision and lot # for the record. Keep comments brief and to the point. All members will be allowed three (3) minutes to make their comments.
4. Members shall not interrupt the Board during the course of discussion of an agenda item. If you wish to speak to an agenda item, please state so in your Request to Speak and you may be called upon after the Board concludes their deliberation, should your question (s) not be answered during deliberation.
5. Personal attacks directed to the members of the Board of Directors, members of any committee and/or staff will not be tolerated. Any interruption of the Board proceedings will be grounds for removal from the meeting.
6. No use of cell phones or audio pagers in the Board meeting room.

Adopted by the Board of Directors, January 18, 2007

Thank you everyone for all you do to make Traverse Mountain a great place to live!
-TMMA Staff