



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

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

Traverse Mountain Master Association
Thursday, April 20, 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) Present:
 - (1) Merlin Huff
 - (2) Mary Garvin
 - (3) William Spencer
 - (4) Brandon Dyer
 - ii) Absent
 - (1) Mike Batt
 - i) Neighborhood Representatives
 - (1) None
- b) Pledge of Allegiance
- c) Review of Standing Rules
- d) Approval of Agenda
- e) Approval of Minutes

January 4, 2023, Board Meeting Minutes

MOTION: Mary Garvin

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

- f) Thank you, Dan Reeve, for your contribution as Board President
- g) Welcome Merlin Huff to the Board of Directors
- h) Election of new Board President Officer seat by Board of Directors
 - i) **Election of new officers**
 - (a) Board President: Mary Garvin
 - (b) Vice President: William Spencer
 - (c) CFO: Brandon Dyer
 - (d) Secretary: Grace Malanga

MOTION: Mary Garvin

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

- i) Announcement of Nominating Committee Members elected for 2023
 - i) Kristen Bagley
 - ii) Evan Byington
 - iii) Keisha Ding
 - iv) Andrew Lambert
 - v) Declarant appointed Nominating Committee Member (TBD)

Reports and Presentations

General Managers Report Andrew Biesinger

- **Board Elections timeline 2023** (Exhibit A)
- **Had a successful Easter Egg drive thru in place of Egg Hunt**
- **Guard Shack removal update (Lehi City traffic safety request)**
- **Easement update:**
 - Eagle Summit, Grey Hawk Dr. (agreement done)
 - Eagle Summit, Eagles View Dr. (agreement pending)
 - Hunter Chase easement pathways (under construction)
- **Bolli Maintenance renewal for 2023** (renewed)
- **Order and install 60 Fox Canyon trees** (done)
- **Late Winter, beginning seasonal compliance inspections sometime in May** (weather permitting)
- **Pool opens May 29 (Memorial Day)**
- **20th Party July 1, seeking volunteers.**

New Business

Old Business

1. **Rental rules update (new ADU State Bill)** (Exhibit B)
2. **Discussion on beginning design process for phases of next building and accompanying amenities. Design+Build concept?**
3. **Better rate on Clubhouse loan** (Mike Batt looking at brokerages)
4. **Insurance policy** (Being reviewed by William Spencer)
5. **Prep Eagle Summit lots for sale** (Exhibit C)
6. **CEF flat rate to percentage research** (still under review by Attorney, could require amendment to Master Declaration)
7. **Vialetto round about retaining wall** (Exhibit D)
 - Seeking rough estimate/bid for Verti Blocks or Ready Blocks
 - Estimated completion to be Summer/Fall 2023
 - Requesting recommendations from Board to include in the RFP and recommended contractors

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: Mary Garvin
 SECOND: William Spencer
 UNANIMOUS APPROVAL: ALL

Board Approval:

Signature:



Date:

11/16/23

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, August 17, 2023. The next TMMA Town Hall will be held at 6:00 pm on Thursday, August 17, 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