



TRAVERSE MOUNTAIN  
MASTER ASSOCIATION

## NOTICE OF MEETING Board Meeting Minutes

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Traverse Mountain Master Association  
Organization Meeting of the Board  
Thursday, August 31, 2023  
2175 W. Chapel Ridge Rd. – 7:00 P.M. in Grand Hall

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### Open Session Agenda

1. **Call to order**

a) **Roll Call / Establish Quorum**

**Directors: Mary Garvin  
William Spencer  
Brandon Dyer  
Merlin Huff**

b) **Pledge of Allegiance**

c) **Review of Standing Rules**

d) **Approval of Agenda**

MOTION: Mary Garvin  
SECOND: Brandon Dyer  
UNANIMOUS APPROVAL: ALL

e) **Approval of Board Minutes and Executive Session meetings**

i) **04.20.23 Board Meeting Minutes**

ii) **09.22.22, 11.30.22, 12.27.22, 01.20.23, 04.19.23, 08.11.23, Executive Sessions –  
Legal Review**

MOTION: **TABLED**

SECOND:

UNANIMOUS APPROVAL:

f) **Welcome in Board Member from Board Elections on August 24<sup>th</sup>**

g) **Town Hall Summary – Discussed Vialetto round about progress, working on  
finishing budget, and collecting bids. Reviewed holiday lighting rule.**

h) **Summary of Agenda categories**

(1) **General Manager Report**

(2) **New Business**

(3) **Old Business**

(4) **Open Forum (time permitting)**

(5) **Adjournment by 7:50 (Fitness Classes begin at 8:00 pm)**

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### Reports and Presentations

#### **General Managers Report**

Andrew Biesinger

- **20<sup>th</sup> Anniversary Community Event from July 1st**
- **Guard Shack removal to be completed in September (Lehi City traffic safety request)**
- **Fall dumpsters - October 13<sup>th</sup> – October 22<sup>nd</sup>.**
- **Vialetto pathway/wall update (Karl almost done with proposed budget)**
- **TMMA pool last day open Sept 4<sup>th</sup>**

## New Business

a) **BAI 08.31.01 – 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: Mary Garvin**

**Vice President: William Spencer**

**Secretary: Grace Malanga**

**Chief Financial Officer: Brandon Dyer**

MOTION: Mary Garvin

SECOND: Merlin Huff

UNANIMOUS APPROVAL: ALL

b) **BAI 08.31.02 – Discussion on having the Board define a Legal Involvement Management Policy and a Member Compliance Complaint Policy & Procedures**

- a) See attached language in Master Declaration and Bylaws

The Board of Directors would like to be informed on any verbal and written legal threats to the HOA. The Board of Directors will use their discretion to either include our HOA attorney or handle it in house. The Board would like to do more research on how to modify our compliant process.

## Old Business

1. **Discussion on beginning design process for phases of next building and accompanying amenities. Design+Build concept?**
2. **Better rate on Clubhouse loan** (Mike Batt looking at brokerages)
3. **Prep Eagle Summit lots for sale.** In process, currently working with Jason Thurlow at Lehi City Recorders Office.
4. **CEF flat rate to percentage research.** Our Attorney researched this and it may require an amendment to the CC&R's. Further legal council likely needs to be obtained to see if this is possible and how to proceed. Would the Board like to proceed with this direction?

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## Open Forum

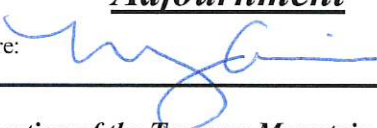
### **Resident Participation (30 minutes; 3 minutes per speaker)**

- 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.*

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## Adjournment

**Board Approval:**

Signature: 

Date: 11/16/23

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*The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, November 16, 2023. The next TMMA Town Hall will be held at 6:00 pm on Thursday, November 09, 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

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