



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING
Board Meeting Minutes

Traverse Mountain Master Association
Thursday, January 11, 2024
2175 W. Chapel Ridge Rd. – 7:00 P.M. in Grand Hall

Open Session Agenda

Call to Order: **Via Online 01/18/2024 at 2:30PM**

a) Roll Call / Establish Quorum

Directors (Present)- William Spencer

Brandon Dyer

Merlin Huff

Directors (Absent)- Mary Garvin

Mike Batt

Neighborhood Reps- None

b) Pledge of Allegiance

c) Review of Standing Rules

d) *Approval of Agenda*

(i) **Board Meeting Minutes: 11.16.23**

MOTION: Brandon Dyer

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

e) *Summary of Agenda categories*

(1) *General Manager Report*

(2) *New Business*

(3) *Old Business*

(4) *Open Forum (time permitting)*

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

Reports and Presentations

General Managers Report

Andrew Biesinger

1. **Annual Mass Mailer Summary – Exhibit A**
2. **2024 Board Elections and Neighborhood Rep Elections – Exhibit B**
3. **TMMA Common Area Slope Easement Restoration**
4. **TM Blvd Street Light Replacement Update**
5. **Annual Easter Egg Hunt and Petting Zoo – March 30, 2024**

New Business

1. **BAI 01.11.01 – Proposed plan to change Community Enhancement Fee (aka CEF or Reinvestment Fee) from flat rate to percentage.**

MOTION: William Spencer

SECOND: Merlin Huff

UNANIMOUS APPROVAL: ALL

2. **BAI_01.11.02 – Proposed plan to amend plat map in Eagle Summit to transition two TMMA undeveloped common area lots into sellable parcels.**
 - **Utilities will have to be added to the approved lots – water, sewer, power, and natural gas.**

MOTION: William Spencer
SECOND: Brandon Dyer
UNANOUOUS APPROVAL: ALL
3. **BAI_01.11.03 – Vote on contractor to complete Vialetto slope and round about pathway project.**
TABLED

Old Business

1. **Reserve Study Follow-up (schedule Executive Session meeting with Board and reserve specialist Dale)**
 - **Executive Session held on January 18, 2024, at 2:00PM**

Open Forum

Resident Participation (30 minutes; 3 minutes per speaker)

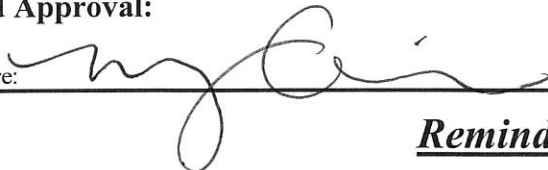
- a) *Requests to speak will be presented by a Member of the Board. Speakers must adhere to the Standing Rules and must refrain from using profanity or verbally attacking individual members of the community, Board, or staff. Issues should be relevant to current Traverse Mountain Master Association issues.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

Adjournment

Minutes Prepared: Grace Malanga, Board Secretary

Board Approval:

Signature: _____



Date: _____

4/18/24

Reminders

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, April 18, 2024. The next TMMA Town Hall will be held at 6:00 pm on Thursday, April 18, 2024.

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