



TRAVERSE MOUNTAIN  
MASTER ASSOCIATION

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

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*Traverse Mountain Master Association*  
*Thursday, April 18, 2024*  
*2175 W. Chapel Ridge Rd. – 7:00 P.M. in Grand Hall*

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### **Open Session Agenda**

#### **Call to Order**

a) Roll Call / Establish Quorum

**Directors (Present)**  
Mary Garvin  
Brandon Dyer  
William Spencer  
Merlin Huff  
**Directors (Absent)**  
Mike Batt  
**Neighborhood Reps**  
Erin Ethington

b) Pledge of Allegiance

c) Review of Standing Rules

d) *Approval of Agenda*

(i) **Board Meeting Minutes: 01/11/2024**

**MOTION: William Spencer**  
**SECOND: Merlin Huff**  
**UNANIMOUS APPROVAL: ALL**

e) Announcement of Nomination Committee Members

- (a) Danielle Croxton
- (b) Kirsten Bagley
- (c) Josh Cornia

f) *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)*
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### **Reports and Presentations**

#### **General Managers Report**

Andrew Biesinger

- **2024 Board Elections and Neighborhood Rep Elections – Exhibit A**
- **Spring Dumpsters April 12-21**
- **Annual Easter Egg Hunt**
- **Vialetto round-about slope progress update (June 30th projected completion date)**
- **TM Blvd street light replacement update (July 31st projected completion date)**
- **Lehi City trails and pathway rules update**

- Starting seasonal property compliance, maintenance & improvements
- Preparing to open the pool on May 25<sup>th</sup>

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## Business Items

1. BAI\_04.18.01 – Vote on legal docs for changing Community Enhancement Fee (aka CEF or Reinvestment Fee) from flat rate to percentage

**TABLED**

2. Annual assessment percentage declaration amendment discussion
3. BAI\_04.18.02 – Vote on common area fencing variance.

The homeowner pays for the fence, homeowner submits plans on placement, height, style, homeowner pays for all legal documents that might be drafted by the HOA attorney, homeowner puts a deposit if needing access to our common area for fence replacement. Continuous maintenance of fence is the responsibility of TMMA unless damage is caused by homeowner.

**MOTION: William Spencer**

**SECOND: Mary Garvin**

**UNANIMOUS APPROVAL: ALL**

4. Update on apartment buyout agreement.
5. Lot sales update

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## 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.

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## Adjournment

**MOTION: William Spencer**

**SECOND: Mary Garvin**

**UNANIMOUS APPROVAL: ALL**

Board Approval:


8/15/24

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Signature Date

## Reminders

*The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, August 15, 2024. The next TMMA Town Hall will be held at 6:00 pm on Thursday, August 15, 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