



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING
Annual Business Meeting Minutes of the Board of Directors

Traverse Mountain Master Association
Organization Meeting of the Board and Annual Board Meeting
Thursday, November 14, 2024
2175 W. Chapel Ridge Rd. – 6:00 P.M. in Grand Hall

Note: Green items need to be voted on. Numbered items include tab exhibits. Please limit each number below to 5 minutes if possible, to help cover all items.

Open Session Agenda

Call to Order

- a) Roll Call / Establish Quorum

Directors:

Present

William Spencer
Mary Garvin
Brandon Dyer
Merlin Huff

Absent

Mike Batt

TMMA Staff:

Present

Andrew Biesinger
Grace Malanga
Connie Taylor
Charmay Hill

- b) Pledge of Allegiance
c) Review of Standing Rules
d) **Approval of Agenda**

1 Approval of 2025 Meetings Schedule
Approval of Minutes

- (i) **Board Meeting Minutes: 08.15.2024**

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

- (ii) **Executive Sessions Minutes: 10.10.2024**

MOTION: Brandon Dyer
SECOND: Merlin Huff
UNANIMOUS APPROVAL: ALL

- e) Welcome back Mary Garvin! Mary has been re-elected by the Neighborhood Reps to serve 2 years as a Board Member. (Board Elections were held on November 7, 2024)

Reports and Presentations

General Managers Report

Andrew Biesinger

② Summary of stats for the year (see attached 2024 Management Report)

Staffing update

Association Business

Board Action Items (BAI)

Election of Officers of the Board

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: William Spencer

Vice President: Mike Batt

Secretary: Grace Malanga

Chief Financial Officer: Merlin Huff

MOTION: Mary Garvin

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

③ BAI 11.14.01 – Update Software Jenark to Vantaca with discount

MOTION: William Spencer

SECOND: Mary Garvin

UNANIMOUS APPROVAL: ALL

④ BAI 11.14.02 – Community Enhancement Fee Details & Recurring Assessment Increase

Upon recording of amendment of the docs, we will have a resolution finalized and recorded reflecting the allocation percentage

MOTION: Merlin Huff

SECOND: Mary Garvin

UNANIMOUS APPROVAL: ALL

⑤ BAI 11.14.03 – Review & Vote on 2025 Budget

MOTION: William Spencer

SECOND: Merlin Huff

UNANIMOUS APPROVAL: ALL

⑥ BAI 11.14.04 – Pathway Request with Petition

Let the homeowner get ahold of their sub association to see what they are financially able to do for this trial

MOTION: Mary Garvin

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

Numbers 7-9 are recommendations from the Rules Committee

⑦ BAI 11.14.05 – Compliance Fine Increase

MOTION: Merlin Huff

SECOND: Brandon Dyer

UNANIMOUS APPROVAL: ALL

- 8 **BAI 11.14.06 – Signage Rule**
MOTION: William Spencer
SECOND: Merlin Huff
UNANOUOUS APPROVAL: ALL

- 9 **BAI 11.14.07 – Grand Hall Business Use Restrictions**
MOTION: Brandon Dyer
SECOND: Mary Garvin
UNANOUOUS APPROVAL: ALL

Open Forum

Resident Participation (30 minutes; 3 minutes per speaker, time permitting)

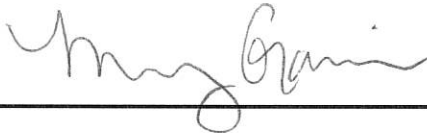
- a) *Requests to speak will be presented by a Member of the Board. Speakers must adhere to the Standing Rules and must refrain from using profanity or verbally attacking individual members of the community, Board, or staff. Issues should be relevant to current Traverse Mountain Master Association issues.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

Adjournment

MOTION: William Spencer
SECOND: Mary Garvin
UNANOUOUS APPROVAL: ALL

Board Approval:

Signature



Date

11/13/24

Reminders

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, January 09, 2025. The next TMMA Town Hall will be held at 6:00 pm on Thursday, January 09, 2025.

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