



TRAVERSE MOUNTAIN  
MASTER ASSOCIATION

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

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Traverse Mountain Master Association  
*Board Meeting Minutes*  
Friday, September 12, 2025  
2175 W. Chapel Ridge Rd. – 1:00 P.M. held remote via Zoom

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**Note: Green items need to be voted on. Numbered items include exhibit attachments. Please limit Board Action Items (BAI) below to 10 minutes each to cover all items.**

### **Open Session Agenda**

#### **Call to Order**

- a) Roll Call / Establish Quorum
  - Board Member**
    - William Spencer, President
    - Mike Batt, Vice President
    - Merlin Huff, Treasurer
    - Brandon Dyer
  - Board Member Absent:**
    - Mary Garvin
  - Neighborhood Reps**
    - Lisa Hatch
    - Patricia Stines
    - Erin Ethington
    - Troy Nokes
    - Julie Larsen
    - Lisa Jensen
    - Kristen Bagley
    - Angie Parkin
    - Josh Cornia
- b) Pledge of Allegiance
- c) Review of Standing Rules
- d) **Approval of this Agenda and previous meeting minutes**
  - Approval of Minutes
    - (i) **Board Meeting Minutes: 11.14.24 and 01.9.25**
    - (ii) **Executive Session Minutes: 04.30.2025**
      - MOTION: BRANDON DYER
      - SECOND: MIKE BATT
      - UNANIMOUS APPROVAL: ALL

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### **Reports and Presentations**

#### **General Manager's Report**

Andrew Biesinger

- a) Board Member election update – Board nominations closed 9.11.25
- b) Fall dumpsters in October (dates to be announced)
- c) Software transition update
- d) Staffing update
- e) Rules change procedure for pool and events
- f) **Lots for sale – have our attorney look things over. Get back to homeowners who are wanting to purchase that lot.**

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## Board Action Items (BAI)

- ① **BAI 9.12.01 – Clubhouse Gym Expansion Design+Build Bid**  
**Did not approve the 3 bids presented; they first wanted to get the design done, not just drawings. Approved to have Ezra Lee design it. 25K budget to get that design done and to keep the ball rolling.**  
MOTION: WILLIAM SPENCER  
SECOND: MIKE BATT  
UNANIMOUS APPROVAL: ALL
- ② **BAI 9.12.02 – Landscape Architect Design Bid For Future Vialetto Park & Begin Area Plan Amendment Procedure**  
MOTION: MIKE BATT  
SECOND: MERLIN HUFF  
UNANIMOUS APPROVAL: ALL
- ③ **BAI 9.12.03 – Begin Master Declaration Amendment for Parking Rules**  
**We would want the convent to say the exact place and time for parking**  
MOTION: WILLIAM SPENCER  
SECOND: BRANDON DYER  
UNANIMOUS APPROVAL: ALL
- ④ **BAI 9.12.04 – Adopt Updated Approved Fencing Styles Exhibit F1**  
MOTION: MERLIN HUFF  
SECOND: BRANDON DYER  
UNANIMOUS APPROVAL: ALL
- ⑤ **BAI 9.12.05 – Common Area Adjacent Lot Easement Request**  
**Not allowed to build anything on it.**  
MOTION: WILLIAM SPENCER  
SECOND: MIKE BATT  
UNANIMOUS APPROVAL: ALL

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### Open Forum

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### Adjournment

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### Reminders

*The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, November 13, 2025. The next TMMA Town Hall will be held at 6:00 pm on Thursday, November 13, 2025. Annual Neighborhood Rep and Rules Committee meeting on October 9, 2025. Board election held on November 6, 2025 at 5:30pm, then town hall at 6:00pm.*

TRAVERSE MOUNTAIN MASTER ASSOCIATION  
BOARD OF DIRECTORS' MEETING STANDING RULES

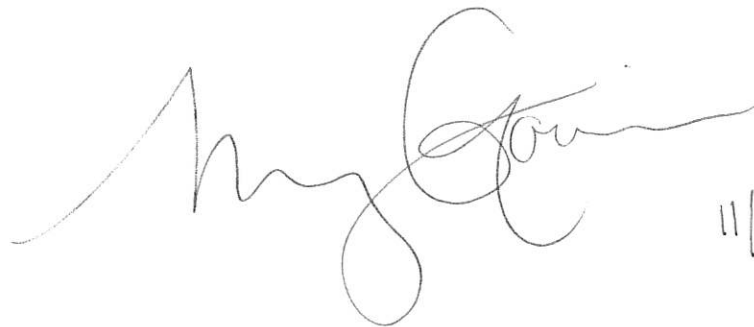
1. An open forum will be conducted after the meeting is called to order, and will not exceed thirty (30) minutes.
2. All members who wish to address the Board will complete a "Request to Speak" form, listing their name, address and/or lot #, phone number, and the subject they will be speaking to. The 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***

A handwritten signature in cursive script, appearing to read "My Cousin".

11/13/25