



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 13, 2025
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

Board Directors

Present

William Spencer (President)

Merlin Huff (CFO)

Mary Garvin

Rusty Gray (via phone)

Absent

Brandon Dyer

Mike Batt (Vice President)

Neighborhood Representatives

Lisa Hatch

Patricia Stines

Erin Ethington

Julie Larsen

Lisa Jensen

Kristen Bagley

Angie Parkin

Josh Cornia

- b) Pledge of Allegiance

- c) Review of Standing Rules

- d) **Approval of Agenda**

1 Approval of 2026 Meetings Schedule

MOTION: Merlin Huff

SECOND: William Spencer

UNANOUOUS APPROVAL: ALL

Approval of Minutes

(i) **Board Meeting Minutes: 11.14.24, 01.09.25, 09.12.25**

(ii) **Executive Sessions Minutes: 04.30.25**

MOTION: William Spencer

SECOND: Mary Garvin

UNANOUOUS APPROVAL: ALL

- e) Welcome Rusty Gray! Rusty has been elected by the Neighborhood Reps to serve 2 years as a Board Member. (Board Elections were held on November 6, 2025)

Reports and Presentations

General Managers Report

Andrew Biesinger

② Summary of stats for the year (see attached 2025 Management Report)

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: **Mary Garvin**
Vice President: **Brandon Dyer**
Secretary: **Grace Malanga**
Chief Financial Officer: **Rusty Gray**

MOTION: Merlin Huff
SECOND: William Spencer
UNANOUOUS APPROVAL: ALL

③ **BAI 11.13.01 –Vote on 2026 Budget – As is**

MOTION: Merlin Huff
SECOND: Mary Garvin
UNANOUOUS APPROVAL: ALL

④ **BAI 11.13.02 – Community Center Gym Expansion**

Option 4 – completing project without closing the gym. The exterior stairs could be constructed early to maintain access throughout construction and serve as an “emergency exit only” once the expansion is complete.

MOTION: Merlin Huff
SECOND: William Spencer
UNANOUOUS APPROVAL: ALL

⑤ **BAI 11.13.03 – Vialetto Park Gas Line**

Not leasing out the area and sticking to the original plan to move design forward.

MOTION: Merlin Huff
SECOND: Mary Garvin
UNANOUOUS APPROVAL: ALL

⑥ **BAI 11.13.04 – Common Area Adjacent Lot Easement**

The easement agreement was written by our TMMA attorney and has met the required language.

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

⑦ **BAI 11.13.05 – Parking Rules**

Start the process of making those changes – maintain the no current street parking policy as written to ensure the safety, consistency, and continued compliance with State law and TMMA governing documents. Have our legal department look at language, reach out to other HOA's to see how they enforce parking. Also get Neighborhood Rep/Community Vote process started.

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

BAI 11.13.06 – Gym & Swimwear Rules

The rules of the updated gym and pool attire are as follows. Gym – Shirts and closed-toed shoes must be worn, appropriate workout attire always. Pool: Swimwear must be designed for swimming and provide appropriate coverage. Also add large signage in the community, such as “family friendly”, “some clothing may be offensive to children”

MOTION: Rusty Gray
SECOND: Merlin Huff
UNANOU MOUS APPROVAL: ALL

9 BAI 11.13.07 – Grand Hall Rules

Approve the updated Grand Hall policy to clarify facility responsibilities, protect TMMA staff and property, and align all events with posted building hours.

MOTION: William Spencer
SECOND: Mary Garvin
UNANOU MOUS APPROVAL: ALL

New Business

1. Discussion about adding Solar Panels to the Community Center
Look into the Lehi City - LEAD Certified program and see if the state will fund some of it. No solar to be placed on the roof.

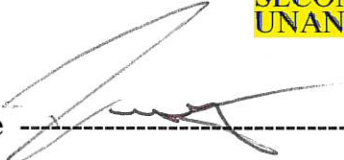
Open Forum

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
UNANOU MOUS APPROVAL: ALL

Signature  Date 1-8-26

Reminders

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00PM on Thursday, January 08, 2026, or 6:00PM on Wednesday, January 07, 2026. The next TMMA Town Hall will be held at 6:00PM on Thursday, January 08, 2026, or 5:00PM Wednesday, January 07, 2026.

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