



Annual Guidelines and Rules Committee Meeting Minutes

*Traverse Mountain Master Association
Thursday, October 2, 2021
2175 W. Chapel Ridge Road – 6:00P.M.*

1. Meeting called to order at 6:00pm

a) Roll Call (present)

- (1) Angie Parkin (District 1: Heather Moor, Hunter Chase and Chapel Bend)*
- (2) Kristen Bagley – Chair (District 4: Shadow Ridge and Woodhaven)*
- (3) LaDeana Wilke and Anna Priday (District 6: Crossings at Traverse Mountain and Seasons Estates)*
- (4) Danielle Croxton (District 7: Townhomes: Cresthaven, Mountain Point Village, Canyon Trail, Seasons and Ridgeview)*
- (5) Zackary Zabriskie*

ii) Approval of Agenda

(1) MOTION: Kristen Bagley, SECOND: Danielle Croxton, All in favor.

iii) Approval of minutes: Oct. 22, 2020 – Annual Guidelines and Rules Committee meeting

(1) MOTION: Kristen Bagley, SECOND: Danielle Croxton, All in favor.

b) Pledge of Allegiance

c) Review of Standing Rules

2. General Manager Report

- a) Karl Karren talked about growth and about proposing an additional Community Center which would have an indoor pool with more amenities to accommodate the demand and other interests of the Members of TMMA.

ITEMS OF BUSINESS

1. Open Session

- i) The Committee reviewed the 2021 Community Center Report summary (refer to attached doc). They discussed the possibility of increasing the non-resident Grand Hall fee to be higher so more reservations time slots would be made available to the members who should take priority. As a reminder, a non-resident may only use the Grand Hall if they have a TMMA member sponsor them and be

there the entire time. The committee requested to see the Grand Hall monthly resident vs. non-resident use which has been included below:

	Resident	Non-resident
2021	\$350	\$600
Jan	5	1
Feb	4	0
Mar	7	1
Apr	7	2
May	9	4
Jun	10	1
Jul	6	3
Aug	9	0
Sep	8	2
Oct	13	3
Nov	12	2
Dec	10	1
Totals:	100	20

- ii) The Committee also reviewed the 2021 Compliance Report summary (refer to attached doc). They went into detail on reviewing the parking rules (refer to attached doc). Parking enforcement has been consistent and is going well.

2. Meeting adjourned at 8:30pm

a) Minutes prepared by: Andrew Biesinger

b) Minutes approved by: Signature

Angie Clark

Date

12/1/22



2021 COMMUNITY CENTER REPORT

GRAND HALL & ACTIVITY ROOM RESERVATION

- **2021: 999 total** | 2020: 909 total | 2019: 848 total
 - Grand Hall
 - **2021: 289 total, 100 resident, 20 non-resident, 169 other** | 2020: 248 total | 2019: 243 total (includes TMMA classes, events & meetings)
 - **2021 Monthly Grand Hall totals**
 - Jan - 19
 - Feb - 14
 - Mar - 25
 - Apr - 22
 - May - 26
 - Jun - 26
 - Jul - 25
 - Aug - 23
 - Sep - 25
 - Oct - 29
 - Nov - 24
 - Dec - 31
 - Activity Rooms
 - **2021: 710 total** | 2020: 661 total (includes family treat nights) | 2019: 605 total

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Totals:	100	20

GYM ADMITTANCE

- **2021: ?** | 2020: 9,472 total | 2019: 9879 total
- **2021: ?** | 2020: 26 avg per day | 2019: 27 avg per day

Time	12pm	1pm	2pm	3pm	4pm	5pm
2021	5.5	3	2.5	2.5	2.9	1.5
2020	5.5	3.5	2	1.5	4.5	2
2019	3	2	2	2	1	0.5

POOL ADMITTANCE

- **2021: 33,053 total** | **2020: 36,113 total** | 2019: Total: 27,779 total

Day	Mon	Tue	Wed	Thu	Fri	Sat	Sun
2021	356	367	336	302	332	376	203
2020	351	368	356	316	329	369	206
2019	298	308	315	314	285	263	130

Time	12pm	1pm	2pm	3pm	4pm	5pm
2021	53	38	31	32	35	13
2020	54	41	37	32	31	11
2019	37	28	21	21	15	8



2021 Compliance Report

TOTAL

- TOTAL: 988 were opened, 651 completed, 337 still open

WEEDS

- TOTAL: 73 were opened, 63 completed, 10 still open

LAWNCARE

- TOTAL: 244 were opened, 173 completed, 71 still open
 - Note: The “still open” number was mostly impacted by the drought

OVERNIGHT PARKING

- TOTAL: 260 were opened, 146 completed, 114 still open, 5 in 4th warning stage, 3 in monthly fine stage

RV (RESTRICTED VEHICLES)

- TOTAL: 115 were opened, 58 completed, 57 still open, 1 in 4th warning fine stage, 0 in monthly fine stage
 - Note: While the “still open” number may seem high on parking violations, it’s actually not an accurate reflection of the real number as parking is year-round and always revolving with new cars and RV’s and we don’t close out accounts until at least 90 days of being in compliance and many old ones that are now compliant still need to be closed out. The actual number is much lower. Rarely does a properties vehicles make it to the monthly fine stage because of the consistency of our parking violation enforcement.

NOTES:

- As you know the drought had an impact on lawncare. We worked hard to carefully draw the line on compliance. Trying to be understanding while not allowing homeowners to use it as an excuse to not care for their property.

Architectural Review Committee Submittals

TOTAL SUBMITTALS:

- TOTAL: 232 (mostly landscaping and fencing)

WARNING

PLEASE MOVE YOUR VEHICLE IMMEDIATELY.

VEHICLES MAY NOT BE PARKED ON STREET
FROM 12AM—5AM, YEAR ROUND.

THIS VEHICLE IS PARKED IN VIOLATION OF THE
COVENANTS, CONDITIONS & RESTRICTIONS OF THE
TRAVERSE MOUNTAIN MASTER ASSOCIATION AND IS
HEREBY SUBJECT TO FINES, PENALTIES & BEING TOWED.

(Article II 2.4 Covenants Conditions & Restrictions - see backside)



801-407-6712

TMMA.org > Resources > Governing Documents CC&R's



TMMA PARKING POLICY

NOT ALLOWED

- **Overnight Parking** on public streets during the night between **12am** and **5am** is not allowed year round.
- **Restricted Vehicles** may not be stored or parked on street, in driveway or on side of house unless behind wing wall fencing on a parking pad or in a garage, year round.
- **Restricted Vehicles** are any commercial type vehicle (including, but not limited to, any stake bed truck, tank truck, dump truck, step van, cement mixer truck, oil gas truck or delivery truck); any recreational vehicle (including, but not limited to, any camper unit, snowmobile, A.T.V., house/car or motor home); any limousine, any bus, trailer or trailer coach, camp trailer, boat, aircraft or mobile home; any vehicle not in operating condition or any other similar vehicle.

ALLOWED

- **Daytime Parking** on public streets is allowed for cars, vans, SUV's, trucks, etc. No restricted vehicles.
- **Restricted Vehicles** may only be parked in a garage or on a parking pad behind fence.
- **Notify TMMA For Loading Restricted Vehicles** unless loading on cement pad behind fence.
- **Short Term Overnight Guest Parking** (over 24hrs). Notify TMMA Compliance Officer for special circumstance request. 801-407-6770. **THANK YOU!**

OVERNIGHT PARKING VIOLATION PROCEDURE

TMMA's Parking Inspector records all vehicles parked on the street on a random night each week between **12am** and **5am**. The report is then recorded in the Home Owners account and the following procedure begins:

- 1) Initial warning letter sent to Owner and/or Current Resident.
- 2) Second warning letter sent to Owner and/or Current Resident if initial warning is not remedied within 3 days.
- 3) Third warning/fine letter sent to Owner and/or Current Resident. Includes sticker on car and \$50 fine if second warning is not remedied within 3 days.
- 4) Fourth warning/fine letter sent to Owner and/or Current Resident. Includes sticker and \$100 fine with right to tow vehicle at owners expense if third warning is not remedied within 3 days.
- 5) If overnight parking on street continues, violation procedure goes to \$100 monthly fine stage if not remedied within 30 days.



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

RESTRICTED VEHICLE PARKING RULES AND GUIDELINES

RESTRICTED VEHICLES MAY NOT BE STORED OR PARKED ON STREET, IN DRIVEWAY OR ON SIDE OF HOUSE UNLESS BEHIND WING WALL FENCING ON A PARKING PAD, YEAR ROUND.

SEE BACKSIDE FOR MORE INFO ON RESTRICTED VEHICLES.

(Article II 2.4 Covenants Conditions and Restrictions - see backside)



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- **Notify TMMA For Loading Restricted Vehicles** unless loading on cement pad behind fence.
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RESTRICTED VEHICLE VIOLATION PROCEDURE

TMMA's Parking Inspector records all Restricted Vehicles parked on the street on random days throughout each week. The report is then recorded in the Home Owners account and the following procedure begins:

- 1) Initial warning letter sent to Owner and/or Current Resident.
- 2) Second warning/fine letter with fine of \$50 sent to Owner and/or Current Resident if initial warning is not remedied within 3 days.
- 3) Third warning/fine letter with fine of \$100 sent to Owner and/or Current Resident if second warning is not remedied within 3 days.
- 4) Fourth warning/fine letter with fine of \$200 sent to Owner and/or Current Resident if third warning is not remedied within 3 days. Vehicle may be towed at owners expense.
- 5) If overnight parking on street continues, violation procedure goes to the \$200 monthly fine stage if not remedied within 30 days. Vehicle may be towed at owners expense.



TRAVERSE MOUNTAIN
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