



Neighborhood Representative / Rules & Guidelines Committee Annual Meeting Minutes

*Traverse Mountain Master Association
Thursday, October 20, 2022
2175 W. Chapel Ridge Road – 6:00-8:00P.M.*

Open Session Agenda

1. Call to order

a) Roll Call

i) Neighborhood Representatives

- (1) **Lisa Hatch** (Chapel Bend)
- (2) **Brent Rusick** (Canyon Point)
- (3) **Brady Oliver** (Country Run)
- (4) **Catherine Knutson** (Country Run)
- (5) **Erin Ethington** (Crossings)
- (6) **Troy Nokes** (Canyon Trail)
- (7) **Julie Larsen** (Eagle Summit, Mtn Point Village, Rockwell Estate)
- (8) **Noelle Fernandez** (Hunter Chase)
- (9) **Ashley Holloway** (Harvest Homes)
- (10) **Jesse Potter** (Heather Moor)
- (11) **Lisa Jensen** (Heather Moor)
- (12) **Eldis Raspopi** (Lakeview Estates)
- (13) **Haley Peck** (Lakeview Estates)
- (14) **Kristen Bagley** (Shadow Ridge)
- (15) **Angie Parkin** (Violetto)
- (16) **Domingo Adames** (Vista Ridge)
- (17) **Josh Cornia** (Wood Haven)

ii) Guidelines & Rules Committee Members

- (1) **Angie Parkin** (District 1: Heather Moor, Hunter Chase, and Chapel Bend)
- (2) **NA** (District 2: Harvest Home and Country Run)
- (3) **Shanley Jaffa** (District 3: Violetto, Canyon Point, Vista Ridge and La Ringhiera)
- (4) **Kristen Bagley** (District 4: Shadow Ridge and Woodhaven)
- (5) **Julie Larsen** (District 5: Eagle Summit, Rockwell Estates and Winter Haven)
- (6) **Zack Zabriskie** and/or **Anna Friday** (District 6: Crossings at Traverse Mountain and Lakeview Estates)
- (7) **Danielle Croxton** and/or **Tina Christensen** (District 7: Townhomes: Cresthaven, Mountain Point Village, Canyon Trail, Seasons and Ridgeview)
- (8) **Dan Reeve** (Declarant's Appointed Member)

b) Pledge of Allegiance

Review of Standing Rules

c) Approval of Agenda

- i) *MOTION: Kristen Bagley*
- ii) *SECOND: Josh Cornia*
- d) *Approval of Minutes –October 2, 2021– Annual Guidelines & Rules Committee Meeting*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) No outside presentations are scheduled.

2. Officers & Committees – Reports

- a) Andrew Biesinger
 - i) Summary of stats for the year
 - (1) Refer to attached 2022 report
- b) Grand Hall Rental Rate is currently: \$350-Resident | \$1,000-Non-Resident. A discussion was made to potentially increase the non-resident rate to \$1,350 to better benefit the TMMA Members immediately family first.
- c) Empty Nester Rule: Discussion on more flexibility for single homeowners. An idea to give each member a Resident Sponsor Day - 1 event under Resident Rate.

ITEMS OF BUSINESS: This meeting was an open discussion amongst the Rules Committee and Neighborhood Reps. All new business items were tabled. Rules Committee will be meeting 11/10/22 to finish discussion and vote on all new business items. If voted in favor those business items will then go to the Board of Directors at their annual meeting and they will vote on them for final approval or disapproval.

1. New Business

- Review 2023 proposed budget (refer to attachment)
 - i) TMMA is in a healthy position financially and does not need to raise assessments this year.
 - ii) New maintenance program and budget was a success this year and has saved money while still providing quality results.
 - iii) Community Center and Pool to be paid off within 2 years

- a) **Dog park in Northridge water retention park**
 - i) Many liability concerns about the HOA being sued even with warning signs put up.
 - ii) Parasite/illness concerns
 - iii) Homeowners not taking care of their dogs. Untrained and/or aggressive dogs.
 - iv) Injury concerns

- v) Members both for and against potentially adding this amenity
- b) **Year-round holiday lighting options**
 - i) Security – having lights up can increase safety.
 - ii) Lot of people favored the white lights to stay up all year round.
 - iii) Have neighborhood reps drive around community at night to see homes with lights and circle back after the Holiday.
 - iv) Flashing lights and moving lights are a nuisance
 - v) Idea to change rule to allow holiday lighting a week before and a week after or 3 days before and 3 days after any holiday
- c) **Extended season pool hours**
 - i) Lots of questions on why we can't have a sign up that says no lifeguard/swim at your own risk. -Size of pool and insurance liability does not allow that.
 - ii) Lounge Chairs to be replaced
 - iii) Enforcing swim diaper rules
 - iv) Adding shading at the pool
- d) **Extended Sunday gym hours**
 - i) Agreement amongst majority that the gym should be open longer on Sundays. An idea of opening hours should be at 9AM or 10AM.
 - ii) Want more information on expanding the size of the gym.
 - iii) Questions on what the cost will be to have extended hours.
- e) **Review flag and sign rules**
 - i) Allowing people to exercise their right of Freedom of Speech.
 - ii) Make rules more specific on the size of the flag and quantities.
- f) **Discuss ADUs and how new law applies**
 - i) N/A
- g) **Xeriscaping**
 - i) N/A
- h) **Childcare at clubhouse**
 - i) N/A

2. Open Session

N/A

3. Adjournment

*MOTION: Kristen Bagley
SECOND: Josh Cornia*

Minutes Prepared By: Grace Malanga, Board Secretary

Minutes Approval:


12/1/22

Signature
Date