

January 21, 2020

Dear TMMA Members,

We hope this letter and its contents find you well. Enclosed you will find the 2021 approved budget for Traverse Mountain Master Association (TMMA). The assessments remain at \$83.00 per month.

We also have included the schedule for the 2021 TMMA Town Hall and Board Meetings. The next regularly scheduled meeting of the Traverse Mountain Master Association will be held at 6:00 PM on Thursday August 12, 2021. This schedule may be subject to change due to Covid restrictions. Please visit tmma.org for the latest information. All meetings are held at the Traverse Mountain Community Center located at 2175 W. Chapel Ridge Road, Lehi UT 84043.

As a reminder, we want to encourage Members to participate in the Assessment Discount Program. Members who pay their assessments either by Direct Debit or a Year in Advance will qualify for a \$4.00 discount on their monthly dues.

We look forward to a very successful 2021!

Best Regards,

Karl Karren
General Manager
Traverse Mountain Master Association



**TRAVERSE MOUNTAIN
MASTER ASSOCIATION**

2021 ANNUAL MEETINGS

All Town Hall Meetings and Board of Directors Meetings will be held on the same evening. Town Hall Meetings will begin at 6:00 pm and Board Meetings will begin at 7:00 pm. Unless otherwise noted below. This is in an effort to reduce meetings and increase attendance. Meetings will be held on the following dates:

- **Thursday, August 12, 2021**
- **Thursday, October 21, 2021**
 - **Annual Guidelines and Rules Committee Meeting, 6:00 pm**
 - **Annual Neighborhood Representatives Meeting, 7:00 pm**
- **Thursday, November 4, 2021 – Town Hall Only 6:00 pm**
- **Thursday, November 11, 2021 – Annual Traverse Mountain Master Association Meeting, 6:00 pm**

All meetings will be held at the Traverse Mountain Community Center in the Grand Hall, located at 2175 W. Chapel Ridge Road.

TRAVERSE MOUNTAIN MASTER ASSOCIATION 2021 APPROVED BUDGET

REVENUE

Monthly Dues (\$89.00 per month)	2,273,722
Set-up Fees Income	48,000
Late Fee Income	10,000
NSF Fees	900
Violation Fee	3,000
Miscellaneous Income	0
Interest Income	1,000
Direct Debit Discount	(64,000)
TOTAL REVENUE	2,272,622

2021
2,273,722
48,000
10,000
900
3,000
0
1,000
(64,000)
2,272,622

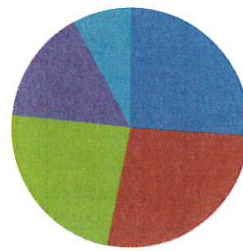
Administrative	26.0%
Maintenance	27.0%
Clubhouse Debt Service	23.5%
Pool/Clubhouse Operations	15.5%
Reserve Contribution	8.0%
Capital Improvements	0.0%
Community Activities	0.0%

EXPENSES

ADMINISTRATIVE

Accounting and Auditing	8,000
Legal Fees	12,000
Professional and Consulting Fees	9,500
Management Contingency	3,000
Payroll Services	10,000
Telephone	2,000
Insurance	44,000
License and Fees	200
Office Supplies	8,000
Software Maintenance	9,000
IT Maintenance & Repair	8,000
Postage	9,800
Recording Fees	400
Equipment Lease	9,800
Credit Card Transaction Fee	8,000
Return Check Fee (NSF)	500
Bad Debt Allowance	12,000
Taxes	1,500
Website/Complex Access Software	3,000
Communications	500
Office Wages (Administrative Staff)	303,000
Employee Benefits (Administrative staff)	65,000
Payroll Taxes	54,000
Dues & Subscriptions	2,000
Travel & Training & Meals	6,000
Miscellaneous Expense	1,000
TOTAL ADMINISTRATIVE	590,200

8,000
12,000
9,500
3,000
10,000
2,000
44,000
200
8,000
9,000
8,000
9,800
400
9,800
8,000
500
12,000
1,500
3,000
500
303,000
65,000
54,000
2,000
6,000
1,000
590,200



■ Administrative
■ Maintenance
■ Clubhouse Debt Service
■ Pool/Clubhouse Operations
■ Reserve Contribution
■ Capital Improvements
■ Community Activities

NOTE: The Community Enhancement Fee of \$1,200.00, which is charged to each home/lot at closing, is funding the Community Activities, Reserve and Capital Improvement Accounts.

HOA COMMON AREA MAINTENANCE	2021
Maintenance Staff Salary & Wages	218,000
Employee Benefits (Maintenance Staff)	25,270
Landscape Maintenance Contracts	105,000
Bark Replacement	10,000
Turf Replacement	1,500
Fertilizer	40,000
Signage	13,000
Lighting Maintenance	20,000
Snow Removal	10,000
Sprinkler Repair	8,000
Tree Replacement	20,000
Miscellaneous Repairs	2,000
Tools & Supplies	6,000
Vehicle Maintenance & Repair	15,000
Vehicle & Equipment Fuel	7,000
Property Taxes Common Area	6,000
Monument Repair	4,000
Fence Repair	12,000
Street Light Repairs	4,000
Mailbox Repairs	5,000
Park Repairs	1,500
Equipment Repair	4,000
Power Common Area	36,000
Garbage	36,000
Reserve Contribution	180,000
Pool Complex	350,000
Clubhouse Debt Service	530,000
TOTAL HOA CAM	1,669,270

TOTAL EXPENSES 2,259,470

NET INCOME 13,152

COMMUNITY ACTIVITIES	2021
Contribution from Community Enhancement Fee	40,000
TOTAL REVENUE	40,000
Community Activities Expenses	
NET INCOME	40,000

RESERVE	
Contribution from Community Enhancement Fee	40,000
TOTAL REVENUE	40,000
Reserve Expenses	0
NET INCOME	40,000

CAPITAL IMPROVEMENT	
Contribution from Community Enhancement Fee	80,000
TOTAL REVENUE	80,000
Capital Improvement Expenses	
NET INCOME	80,000

**TRAVERSE MOUNTAIN MASTER ASSOCIATION
CLUBHOUSE/POOL
2021 APPROVED BUDGET**

REVENUE

	2021
Operating account contribution	350,000
2020 remaining balance	42,000
Grand Hall/Guest passes	30,000
Fitness Classes/Activities	3,400
Pool Supplies (diapers, goggles, caps)	2,000
Swim Lessons/Team	25,000
Clubhouse Concessions	4,000
TOTAL REVENUE	456,400

EXPENSES

BUILDING OPERATIONS

Janitorial	42,000
Power/Water/Sewer- Lehi City	40,000
Gas	24,000
Phone	9,000
Clubhouse IT/Software	5,000
Clubhouse Maintenance	10,000
Monitoring	3,500
TOTAL BUILDING OPERATIONS	133,500

POOL OPERATIONS

Chemicals	16,000
Uniforms	6,000
Equipment/ Service	12,000
County Permits & Training	6,000
Water/Red Cross Testing	500
Misc. Supplies (Office/cleaning, etc.)	8,000
Concession Supplies	8,500
TOTAL POOL OPERATIONS	57,000

STAFF

Manager/Asst. Managers	104,000
Life Guards	80,000
Receptionists	20,000
Swim Instructors	15,000
Fitness Instructors	7,200
Ground Maintenance	6,500
Concessions	10,000
TOTAL STAFF	242,700

TOTAL EXPENSES

433,200

NET INCOME

23,200



Annual Update



2020 Community Activities

This past year, the TMMA Events Committee had to adjust its activities at the community center due to gathering restrictions from the pandemic. We had a very successful Winter Ball (fourth annual) in February, just weeks before the world started shutting down. Residents learned some new dance moves and enjoyed partying together in the Grand Hall. In April, we moved our traditional Easter Egg Hunt at Eagle Summit Park to the TMMA Community Center for a "drive through" Easter Egg giveaway. Hundreds of residents dropped by for some tasty candy and a visit from the Easter Bunny! Then, for 12 consecutive Thursday evenings during the summer pool season, we had treat nights, featuring Lehi Bakery Donuts, Crumbl cookies, Daylight Donuts, candy bars, ice cream novelties and treats from Rocky Mountain Chocolate Factory. Each week we gave away as many as 500 treats as residents dropped by to say hello.

We are hopeful that 2021 will allow us to return to our more regular schedule of neighborhood pool parties, Bingo nights, movie nights, Sunday morning coffee socials and teen nights. Naturally, we'll need to adapt to health regulations that will be in place at that time, but we look forward to resuming many of our previous activities that allow members of the community to connect. Please contact me if you have suggestions or want to help with future community events. 801-824-5807.

Andrew Lambert
TMMA Events Chair

2020 Community Center And Pool

Pool
36,113 (admittance)

Fitness Room
9,474 (admittance)

Fitness Classes
12,664 (admittance)

Grand Hall & Activity Rooms
775 (reservations)