



**TRAVERSE MOUNTAIN  
MASTER ASSOCIATION**

***2016 ANNUAL NEIGHBORHOOD  
REPRESENTATIVES MEETING***

1. The annual meeting of the Traverse Mountain Master Association Neighborhood Representatives was called to order at 6:00 PM, October 26, 2016, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
  - a) *Roll Call:*
    - i) *Present: Bill Ables (Heather Moor); Melanie Cook (Hunter Chase); Brandon Ethington (Crossing at Traverse); Shawna Taylor (Woodhaven); Megan Kennedy (Vista Ridge 1&2); Angie Parkin (Violetto); Karl Karren (Chapel Bend 1&2 and Shadow Ridge Phase 1)*
    - ii) *Absent: Ronald Peterson (Harvest Homes); Alan Knight (Country Run); Janelle Leatherwood (Chapel Bend 3); Jeremy Busk (Eagle Summit); Heather Calley (Shadow Ridge Phase 2); Dacia Holt (Vista Ridge 3&4); Joseph Thomas (Winter Haven); Al Rafati (Cresthaven Townhomes); Cresthaven Apartments Property Manager*
    - iii) *Others Present: Jared Morgan, Board Member*
  - b) *Pledge of Allegiance*
  - c) *Review of Standing Rules*
  - d) *Approval of Agenda*
    - i) *MOTION: Megan Kennedy; SECOND: Bill Ables; Unanimous approval*
  - e) *Approval of Minutes –October 21, 2015, Annual Neighborhood Representatives Meeting Minutes*
    - i) *MOTION: Bill Ables; SECOND: Melanie Cook; Unanimous approval*

**REPORTS AND PRESENTATIONS**

**1. Presentations – Guests**

- a) No outside presentations are scheduled.

**2. Officers & Committees Reports –**

- a) Board Presidents Report – Karl Karren
  - i) Pool recap – working on winterizing the pool. Must keep water in pool but will drain about 18". The pool cover is ordered. Reviewed year to date numbers on pool and room usage. Over 23,000 people came to the pool during the inaugural season which was about 7 weeks. Believe the pool will only get more popular next season and more members using it.

**NEIGHBORHOOD REPS BUSINESS**

**1. New Business**

- a) General Budget Review
  - i) Miscellaneous income on budget is from the settlement with Seasons Apartments. The same owner/developer is doing additional townhomes and single family homes. Pays \$4,100.00 per month until new product is built out and paying this much collectively.
  - ii) 6130 Professional and Consulting Fees include IT, pool regulations, education about things like CAI – Community Association Institute, marketing communication like the new brochures. Budget is the same as last year, could also include helping for a better website, social media communication, signage etc. Promote positive impression and growth.
  - iii) Every \$100,000.00 comes out to be approx. \$4.00 for each household. Currently \$248,000.00 under funded which equals a \$10.00 minimum increase in monthly assessments.
  - iv) 5430 reflects loan repayment amount dictated by bank. Neighborhood reps suggested, changing title from capital improvement to Clubhouse debt service.
  - v) Neighborhood reps suggested looking into refinancing clubhouse loan to a fixed rate.
  - vi) Estimated cost to complete fitness areas on middle level of building, \$200,000.00.
  - vii) Next step, TMMA management will send out mass mailing to all residents with cover letter and budget. Reminder and invitation to come to Town Hall meeting, November 9, 2016.
  
- b) Discussion on first Board of Directors Election
  - i) The Nominating Committee will solicit nominations for 5 members. Neighborhood Reps then determine from the slate of candidates who to vote for and cast the votes for their neighborhood. If less than 50% response, neighborhood rep votes their conscience.
  - ii) The Board will appoint the nominating committee from volunteers.
  - iii) Currently all Board members are appointed by the Declarant as dictated in the CC&R's. At this first election, 2 directors of the Board will be elected and the other 3 still appointed by the Declarant.
  - iv) Estimate of time commitment to serve on the Board, they meet approximately once a month and have Board Meetings once a quarter.
  - v) Board is planning to adopt Bylaws to create the nominating committee at the next Board meeting, November 16, 2016. Once the nominating committee is formed will take 120 to accept nominations, probably 5-6 months to get thru complete election process as outlined in the CC&R's.

**2. Open Session for Neighborhood Representatives**

*Neighborhood Representatives to give a report on their neighborhood and bring to the Board any items, ideas, concerns and/or items residents have brought up with them.*

- a) Discussion on Neighborhood watch type program.
- b) Suggested campaign to have owners turn street lights over to Lehi City and remove liability from the HOA. TMMA has a higher standard light than Lehi City and that is why the HOA must maintain them, cannot be turned over to the city. Approximate cost to install new street lights is \$3,500.00 each.

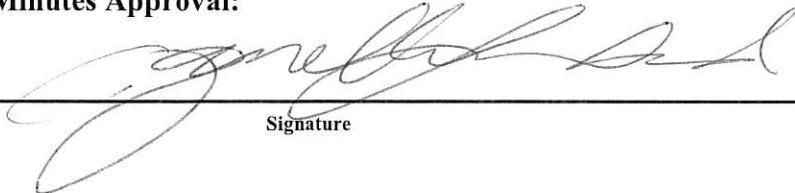
**3. Adjournment: 7:42 pm**

- a) *MOTION: Megan Kennedy; SECOND: Brandon Ethington; Unanimous approval*

**Minutes Prepared: Angie Parkin**

**Minutes Approval:**

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 10/26/17

Signature Date