

**TRAVERSE MOUNTAIN  
MASTER ASSOCIATION**

## ***NOTICE OF MEETING Board Meeting Minutes***

---

*Traverse Mountain Master Association  
Thursday, August 6, 2026  
2175 W. Chapel Ridge Rd. – 7:00 P.M. in Grand Hall*

---

### **Open Session Agenda**

#### **Call to Order**

##### **a) Roll Call / Establish Quorum**

###### **Directors**

###### **Present:**

Mary Garvin (President)  
Brandon Dyer (Vice President)  
Merlin Huff

###### **Absent:**

Rusty Gray (CFO)  
Devin Belnap  
Merlin Huff

###### **Neighborhood Reps**

###### **Present:**

Angie Parkin  
Erin Ethington

###### **Absent:**

Andrew Lambert  
Emmanuel Agyei  
Erin Ethington  
Jaron Dansie  
Julie Larsen  
Kristen Bagley  
Lisa Hatch  
Lisa Jensen  
Rick Hawker  
Ryan English  
Stephanie Fairchild  
Vani Satya

##### **b) Pledge of Allegiance**

##### **c) Review of Standing Rules**

##### **d) Approval of Agenda**

**(i) Board Meeting Minutes: 01.08.26**

**MOTION: Brandon Dyer**

**SECOND: Mary Garvin**

**UNANIMOUS APPROVAL: ALL**

##### **e) Summary of Agenda categories**

- (1) General Manager Report*
- (2) New Business*
- (3) Old Business*
- (4) Open Forum (time permitting)*
- (5) Adjournment by 7:50pm (Fitness Classes begin at 8:00 pm)*

---

### **Reports and Presentations**

#### **General Managers Report**

Andrew Biesinger

- 1. Clubhouse Paid off July 31, 2026 (\$50k / month capital improvement freed up)**
- 2. Staff departmental accountability tracking system w/ monthly 1 page Board report**
- 3. Communications plan to promote classes, activities, updates**

---

## Old Business

1. Discuss Gym project status report (see attached Gym pdf)
2. Park project status report (see attached Park pdf)

## Board Action Items

### BAI\_08\_06\_01 - Events Committee Bylaws Resolution

**TABLED**

- Change term years to 1 year instead of 2 years for committee member(s)
- Board would like to vote on this by the end of August 2026

### BAI\_08\_06\_02 - BAI New TMMA Website & Map (see beta.tmma.org)

**MOTION: Mary Garvin****SECOND: Merlin Huff****UNANIMOUS APPROVAL: ALL**

---

## Open Forum

### Resident Participation (30 minutes; 3 minutes per speaker)

- 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: Mary Garvin****SECOND: Brandon Dyer****UNANIMOUS APPROVAL: ALL**

---

## Reminders

*The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, November 12, 2026. The next TMMA Town Hall will be held at 6:00 pm on Thursday, November 5, 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