



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING Board Meeting Minutes

Traverse Mountain Master Association
Thursday, August 15, 2024
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

William Spencer

Directors (Absent)

Brandon Dyer

Merlin Huff

Mike Batt

Neighborhood Reps

Erin Ethington

Angie Parkin

- b) Pledge of Allegiance

- c) Review of Standing Rules

- d) Approval of Agenda

- (i) Board Meeting Minutes: 04/18/2024

TABLED

- e) Welcome in Board Member from Board Elections

- f) 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

- Violetto pathway completed
- Traverse Mountain 5K Fun Run (June 29, 2024)
- Fall dumpsters (October 18-27th) Lehi City has free dumpsters for residents. Send out a dumpster blast to the community.
- TMMA pool last day open Sept 2nd Why do we keep the pool open between the hours of 10AM-4PM?
- Architectural Review Update (Uncommon Architects)
- Board Elections update – Elections on Nov 7th
- Lot sales update – Area plan amendment vote on Oct 10th
- Apartment buyout update

Old Business Items

1. Capital Improvement timeline draft (see attached)

2. **Review Community Enhancement Fee aka CEF or Reinvestment Fee Percentage Change Funding Scenarios**
 - Schedule an Executive Session with the Board of Directors as soon as possible to discuss this before meeting with the neighborhood reps.
 - The monthly HOA fee to be increased every 2 years
 - Found out how management handles this change in the backend
3. **Review ARC submittal: common area retaining wall by future clubhouse (Jimmy Epperson at 1897 W Crestridge Road)**

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New Business Items

1. **Discuss Drainage challenges**

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

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Reminders

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 6:00 PM on Thursday, November 14, 2024. The next TMMA Town Hall will be held at 6:00 pm on Thursday, November 7, 2024.

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