



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING ***Annual Board Meeting Minutes***

Traverse Mountain Master Association
Thursday, November 16, 2023
2175 W. Chapel Ridge Rd. – 6:00 P.M. in Grand Hall

Note: Green items need to be voted on. Numbered items include tab exhibits.
Please limit each number below to 5 minutes if possible, to help cover all items.

Open Session Agenda

Call to Order

- a) Roll Call / Establish Quorum

Directors:

Mary Garvin

William Spencer

Mike Batt

Merlin Huff

Brandon Dyer

Neighborhood Reps

None

- b) Pledge of Allegiance

- c) Review of Standing Rules

- d) **Approval of Agenda**

① Approval of 2024 Meetings Schedule

Approval of Minutes

(i) **Board Meeting Minutes: 04.20.23, 08.31.23**

(ii) **Executive Sessions Minutes (legal review): 09.22.22, 11.30.22,
01.20.23, 04.19.23, 08.11.23, 11.01.23**

MOTION: Mike Batt

SECOND: Mary Garvin

UNANIMOUS APPROVAL: ALL

Reports and Presentations

General Managers Report

Andrew Biesinger

② Summary of stats for the year (see attached 2023 Management Report)

Reserve Study (updated thru 2023, ready for review by Nov 24)

5-Year Capital Improvement Plan (first draft) ready for review by Dec 22

- **Define reserve study and 5-year capital improvement plan. What are the differences?**

Diving board replacement update (\$500 more to upgrade to heavy duty)

- **Agreement to upgrade to \$500 heavy duty diving board.**

TMMA common area slope easement restoration (week of Nov 27)

Association Business

Board Action Items (BAI)

3 BAI 11.16.01 – Review & Vote on 2024 Budget

MOTION: William Spencer

SECOND: Mike Batt

UNANOU MOUS APPROVAL: ALL

- Major changes to budget are increase snow removal, remove trees, 5% inflation increase.
- William – Budget is not easy to read. Something needs to be notated so it is easier to read reserve and capital improvement.

4 BAI 11.16.02 – TM Blvd Replacement Streetlight Bids

MOTION: William Spencer

SECOND: Mary Garvin

UNANOU MOUS APPROVAL: ALL

- William – Q = How do we choose which streetlights will be replaced in the community.
 - A = In order of when they were installed, reserve study, oldest and worst. We want to stay organized and do it based on the reserve study order.
- Take out of overflow: Operating overflow account

5 BAI 11.16.03 – Common Area Retaining Wall Easement Agreement

MOTION: Mike Batt

SECOND: Mary Garvin

UNANOU MOUS APPROVAL: ALL

- Change wording on easement agreement from Non-Exclusive to Exclusive

Numbers 7-8 are recommendations from the Rules Committee

6 BAI 11.16.04 – Year-round Holiday Lighting Rule Update

MOTION: Mike Batt

SECOND: Mary Garvin

UNANOU MOUS APPROVAL: ALL

- Remove hyphen on “turn-on”
- Change “H” in Holiday to lowercase “h”
- “Not lasting more than 48”

7 BAI 11.16.05 – Grand Hall Noise Levels Rule Update

MOTION: Mary Garvin

SECOND: William Spencer

UNANOU MOUS APPROVAL: ALL

- As measured at 55 decibels outside of the building

Old Business

8 Community Enhancement Fee (CEF) AKA Reinvestment Fee research

9 Vialetto round about progress update (see to RFP)

10 Riverbend apartments buyout option agreement

Additional Resources

11 TMMA Community Governance Members contact list

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

Reminders

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, January 11, 2024. The next TMMA Town Hall will be held at 6:00 pm on Thursday, January 11, 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