

Board Member Seated Records

How each current director was seated, with the record of each election or appointment. Updated October 1, 2026.

The Board of Directors has five seats. Under Bylaws Section 2.1.1, during the Declarant control period the Declarant appoints three directors; the other two directors are elected by the Neighborhood Representatives for two-year terms. The Board elects its officers each year at the annual Board meeting (Bylaws Article III).

MARY GARVIN - Director; President

Elected by the Neighborhood Representatives at the Board election of November 7, 2024, for a two-year term running to the November 2026 election. Records: Board minutes of November 14, 2024 (tab B); November 1, 2024 election e-mail (tab C). Elected President by the Board on November 13, 2025 (tab D). Ms. Garvin also served on the Board before 2024 (tab H).

RUSTY GRAY - Director; Chief Financial Officer

Elected by the Neighborhood Representatives at the Board election of November 6, 2025, for a two-year term running to the November 2027 election. Records: Board minutes of November 13, 2025, including the election of officers (tab D); November 4, 2025 election e-mail (tab E).

BRANDON DYER - Director; Vice President

Declarant-appointed director (Perry Homes) under Bylaws Section 2.1.1, appointed January 3, 2022; serves at the pleasure of the Declarant. Record: January 3, 2022 e-mail from Perry Homes for the Declarant (tab G). Elected Vice President by the Board on November 13, 2025 (tab D); Chief Financial Officer in 2023 (tab H).

DEVIN BELNAP - Director

Declarant-appointed director (Riverbend Management) under Bylaws Section 2.1.1, appointed effective June 29, 2026 in place of Mike Batt; serves at the pleasure of the Declarant. Record: June 29, 2026 e-mail from Riverbend Management (tab F).

VACANT

Declarant-appointed seat (Perry Homes) formerly held by Merlin Huff; his appointment ended September 17, 2026. A successor will be appointed by the Declarant under Bylaws Section 2.1.1.

Tabs B, D and H are scans of the signed minutes. E-mail addresses and personal phone numbers have been removed from the records in this file.

Contents

- Tab A Directors and Officers of the Association as of September 23, 2026 (roster)
- Tab B Mary Garvin - Board minutes, November 14, 2024: re-elected by the Neighborhood Representatives at the election of November 7, 2024 (two-year term)
- Tab C Mary Garvin - November 1, 2024 e-mail to the Declarant's representative on the 2024 election (Mary Garvin the only nominee)
- Tab D Rusty Gray - Board minutes, November 13, 2025: elected by the Neighborhood Representatives at the election of November 6, 2025 (two-year term); election of officers
- Tab E Rusty Gray - November 4, 2025 e-mail to the Declarant's representatives on the 2025 election
- Tab F Devin Belnap - June 29, 2026 e-mail from Riverbend Management (Declarant) appointing Devin Belnap in place of Mike Batt, effective June 29, 2026
- Tab G Brandon Dyer - January 3, 2022 e-mail from Perry Homes (Declarant) appointing Brandon Dyer and Mike Batt as Declarant-appointed directors
- Tab H Board minutes, August 31, 2023 (election of officers)
- Tab I Declarant's Neighborhood Representative vote sheets, 2024 and 2025 elections

Directors and Officers of Traverse Mountain Master Association as of September 23, 2026

Traverse Mountain Master Association: Directors and Officers as of September 23, 2026 Provided in response to item 7 of the records request of September 9, 2026. Business address for every director and officer: Traverse Mountain Master Association, 2175 W. Chapel Ridge Road, Lehi, Utah 84043.

Name Office How seated Term Mary Garvin Director; President (elected by the Elected by the Neighborhood Nov 7, 2024 to Board Nov 13, 2025) Representatives Nov 7, 2024 Nov 7, 2026 Brandon Dyer Director; Vice President (elected by Appointed by the Declarant (Perry Indefinite the Board Nov 13, 2025) Homes) Jan 3, 2022 Rusty Gray Director; Chief Financial Officer Elected by the Neighborhood Nov 7, 2025 to (elected by the Board Nov 13, 2025; Representatives Nov 6, 2025 Nov 7, 2027 shown as Treasurer on the owner portal) Devin Belnap Director Appointed by the Declarant Indefinite (Riverbend) June 29, 2026 Grace Malanga Secretary (officer, not a director; Association staff At the pleasure of elected by the Board Nov 13, 2025) the Board (vacant) Director seat formerly held by Merlin Declarant (Perry Homes) Huff appointment ended Sept 17, 2026

Sources: minutes of November 13, 2025 (officer election; Neighborhood Representative election of Nov 6, 2025); minutes of November 14, 2024 (re-election of Mary Garvin); the Association's governance roster updated July 15, 2026; the owner portal directory (home.tmma.org, Board Members tab) as of September 23, 2026. The current list is also posted on the owner portal.



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING ***Annual Business Meeting Minutes of the Board of Directors***

Traverse Mountain Master Association
Organization Meeting of the Board and Annual Board Meeting
Thursday, November 14, 2024
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:

Present

William Spencer
Mary Garvin
Brandon Dyer
Merlin Huff

Absent

Mike Batt

TMMA Staff:

Present

Andrew Biesinger
Grace Malanga
Connie Taylor
Charmay Hill

- b) Pledge of Allegiance

- c) Review of Standing Rules

- d) **Approval of Agenda**

① Approval of 2025 Meetings Schedule

Approval of Minutes

- (i) **Board Meeting Minutes: 08.15.2024**

MOTION: William Spencer
SECOND: Brandon Dyer
UNANIMOUS APPROVAL: ALL

- (ii) **Executive Sessions Minutes: 10.10.2024**

MOTION: Brandon Dyer
SECOND: Merlin Huff
UNANIMOUS APPROVAL: ALL

- e) Welcome back Mary Garvin! Mary has been re-elected by the Neighborhood Reps to serve 2 years as a Board Member. (Board Elections were held on November 7, 2024)

Reports and Presentations

General Managers Report

Andrew Biesinger

② Summary of stats for the year (see attached 2024 Management Report)

Staffing update

Association Business

Board Action Items (BAI)

Election of Officers of the Board

The Board shall annually elect the Master Association's officers at the new Board's Organization Meeting. Each officer shall hold his office at the pleasure of the Board, until he resigns, is removed, is otherwise disqualified to serve, or his successor is elected and qualified to serve. Bylaws Article III.

President: William Spencer

Vice President: Mike Batt

Secretary: Grace Malanga

Chief Financial Officer: Merlin Huff

MOTION: Mary Garvin

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

③ BAI 11.14.01 – Update Software Jenark to Vantaca with discount

MOTION: William Spencer

SECOND: Mary Garvin

UNANIMOUS APPROVAL: ALL

④ BAI 11.14.02 – Community Enhancement Fee Details & Recurring Assessment Increase

Upon recording of amendment of the docs, we will have a resolution finalized and recorded reflecting the allocation percentage

MOTION: Merlin Huff

SECOND: Mary Garvin

UNANIMOUS APPROVAL: ALL

⑤ BAI 11.14.03 – Review & Vote on 2025 Budget

MOTION: William Spencer

SECOND: Merlin Huff

UNANIMOUS APPROVAL: ALL

⑥ BAI 11.14.04 – Pathway Request with Petition

Let the homeowner get ahold of their sub association to see what they are financially able to do for this trial

MOTION: Mary Garvin

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

Numbers 7-9 are recommendations from the Rules Committee

⑦ BAI 11.14.05 – Compliance Fine Increase

MOTION: Merlin Huff

SECOND: Brandon Dyer

UNANIMOUS APPROVAL: ALL

8 BAI 11.14.06 – Signage Rule
MOTION: William Spencer
SECOND: Merlin Huff
UNANOUOUS APPROVAL: ALL

9 BAI 11.14.07 – Grand Hall Business Use Restrictions
MOTION: Brandon Dyer
SECOND: Mary Garvin
UNANOUOUS APPROVAL: ALL

Open Forum

Resident Participation (30 minutes; 3 minutes per speaker, time permitting)

- 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: William Spencer
SECOND: Mary Garvin
UNANOUOUS APPROVAL: ALL

Board Approval:

Signature



Date

11/13/25

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 09, 2025. The next TMMA Town Hall will be held at 6:00 pm on Thursday, January 09, 2025.

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.
 6. Any interruption of the Board proceedings will be grounds for removal from the meeting.
- 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

IMPORTANT - Declarant Appointed Neighborhood Rep Votes For Board Election

From: Grace Malanga [REDACTED]
Sent: Friday, November 1, 2024 1:29 PM
To: Brandon Dyer [REDACTED]
Cc: Merlin H [REDACTED] Andrew Biesinger [REDACTED]
Subject: IMPORTANT - Declarant Appointed Neighborhood Rep Votes For Board Election
Attachments: image001.jpg (2,806 bytes, inline); Declarants Neighborhood Representative Votes 2024.pdf (129,529 bytes)
Message-ID: [REDACTED]
Mailbox: [REDACTED] (General Manager)

Record: Sept 9 request item 7 (record of the election or appointment of each current director; the Declarant's votes cast by its appointed Neighborhood Representative). The vote sheets attached to these messages were delivered in folders 02 (R-13, 2022/2024/2025) and 08 (2023). 2024 election (Nov 7, 2024).
Source: Printed from the Traverse Mountain Master Association mailbox [REDACTED] (General Manager) (Microsoft 365) on September 25, 2026 for production under Utah Code 57-8a-227. Header fields and message text are as stored in the mailbox; times are Mountain Time. Inline images are not reproduced. Attachments are identified by name and size as stored in the mailbox.

Hello Brandon,

Happy Friday! In preparation for Board Elections on Thursday, November 7, 2024, we will need to have the attached Declarant votes doc updated.

We will then need a Declarant appointed Neighborhood Representative to cast the votes for the Declarants desired Board Member candidate. Last year you did that as the Declarant appointed Neighborhood Representative and we are hoping you would be available to do so again on Thursday.

Mary Garvin is the only nominee this year!

Board Elections by the Neighborhood Representatives will be held on November 7, 2024, at 6:30 pm in the Grand Hall located at 2175 W. Chapel Ridge Rd.

Please let me know if you have any questions.

Thank you!

Grace Malanga

Traverse Mountain Master Association

ARC Chair, Member Services Manager

2175 W. Chapel Ridge Rd.

Lehi, Utah 84043

Phone: 801-407-6747

Fax: 385-352-8118

Email: [REDACTED]

"Our mission is to provide members with a well maintained community, protect the property values of our membership by being fair and equitable in enforcing the community governing documents, and to promote community unity."



TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING ***Annual Business Meeting Minutes of the Board of Directors***

Traverse Mountain Master Association
Organization Meeting of the Board and Annual Board Meeting
Thursday, November 13, 2025
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

Board Directors

Present

William Spencer (President)

Merlin Huff (CFO)

Mary Garvin

Rusty Gray (via phone)

Absent

Brandon Dyer

Mike Batt (Vice President)

Neighborhood Representatives

Lisa Hatch

Patricia Stines

Erin Ethington

Julie Larsen

Lisa Jensen

Kristen Bagley

Angie Parkin

Josh Cornia

- b) Pledge of Allegiance

- c) Review of Standing Rules

- d) **Approval of Agenda**

1 Approval of 2026 Meetings Schedule

MOTION: Merlin Huff

SECOND: William Spencer

UNANIMOUS APPROVAL: ALL

Approval of Minutes

(i) Board Meeting Minutes: 11.14.24, 01.09.25, 09.12.25

(ii) Executive Sessions Minutes: 04.30.25

MOTION: William Spencer

SECOND: Mary Garvin

UNANIMOUS APPROVAL: ALL

- e) Welcome Rusty Gray! Rusty has been elected by the Neighborhood Reps to serve 2 years as a Board Member. (Board Elections were held on November 6, 2025)

Reports and Presentations

General Managers Report

Andrew Biesinger

② Summary of stats for the year (see attached 2025 Management Report)

Association Business

Board Action Items (BAI)

Election of Officers of the Board

The Board shall annually elect the Master Association's officers at the new Board's Organization Meeting. Each officer shall hold his office at the pleasure of the Board, until he resigns, is removed, is otherwise disqualified to serve, or his successor is elected and qualified to serve. Bylaws Article III.

President: Mary Garvin

Vice President: Brandon Dyer

Secretary: Grace Malanga

Chief Financial Officer: Rusty Gray

MOTION: Merlin Huff

SECOND: William Spencer

UNANOU MOUS APPROVAL: ALL

③ **BAI 11.13.01 –Vote on 2026 Budget – As is**

MOTION: Merlin Huff

SECOND: Mary Garvin

UNANOU MOUS APPROVAL: ALL

④ **BAI 11.13.02 – Community Center Gym Expansion**

Option 4 – completing project without closing the gym. The exterior stairs could be constructed early to maintain access throughout construction and serve as an “emergency exit only” once the expansion is complete.

MOTION: Merlin Huff

SECOND: William Spencer

UNANOU MOUS APPROVAL: ALL

⑤ **BAI 11.13.03 – Vialletto Park Gas Line**

Not leasing out the area and sticking to the original plan to move design forward.

MOTION: Merlin Huff

SECOND: Mary Garvin

UNANOU MOUS APPROVAL: ALL

⑥ **BAI 11.13.04 – Common Area Adjacent Lot Easement**

The easement agreement was written by our TMMA attorney and has met the required language.

MOTION: William Spencer

SECOND: Mary Garvin

UNANOU MOUS APPROVAL: ALL

⑦ **BAI 11.13.05 – Parking Rules**

Start the process of making those changes – maintain the no current street parking policy as written too ensure the safety, consistency, and continued compliance with State law and TMMA governing documents. Have our legal department look at language, reach out to other HOA's to see how they enforce parking. Also get Neighborhood Rep/Community Vote process started.

MOTION: William Spencer

SECOND: Mary Garvin

UNANOU MOUS APPROVAL: ALL

BAI 11.13.06 – Gym & Swimwear Rules

The rules of the updated gym and pool attire are as follows. Gym – Shirts and closed-toed shoes must be worn, appropriate workout attire always. Pool: Swimwear must be designed for swimming and provide appropriate coverage. Also add large signage in the community, such as “family friendly”, “some clothing may be offensive to children”

MOTION: Rusty Gray

SECOND: Merlin Huff

UNANOUOUS APPROVAL: ALL

9 BAI 11.13.07 – Grand Hall Rules

Approve the updated Grand Hall policy to clarify facility responsibilities, protect TMMA staff and property, and align all events with posted building hours.

MOTION: William Spencer

SECOND: Mary Garvin

UNANOUOUS APPROVAL: ALL

New Business

1. Discussion about adding Solar Panels to the Community Center
Look into the Lehi City - LEAD Certified program and see if the state will fund some of it. No solar to be placed on the roof.

Open Forum

Resident Participation (30 minutes; 3 minutes per speaker, time permitting)

- 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: William Spencer

SECOND: Mary Garvin

UNANOUOUS APPROVAL: ALL

Signature _____

Date _____

1-8-26

Reminders

November 13, 2025

TMMA Board Agenda

Page 3 of 3

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00PM on Thursday, January 08, 2026, or 6:00PM on Wednesday, January 07, 2026. The next TMMA Town Hall will be held at 6:00PM on Thursday, January 08, 2026, or 5:00PM Wednesday, January 07, 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

Declarant Votes for TMMA Board Election – Thursday, November 6th at 5:30PM

From: Board Secretary [REDACTED]
Sent: Tuesday, November 4, 2025 10:54 AM
To: Brandon Dyer [REDACTED] Brandon Dyer [REDACTED] Merlin H [REDACTED]
[REDACTED] Merlin Huff [REDACTED]
Cc: Andrew Biesinger [REDACTED]
Subject: Declarant Votes for TMMA Board Election – Thursday, November 6th at 5:30PM
Attachments: image001.jpg (2,806 bytes, inline); Declarant's Neighborhood Representative Votes (For 2024 TMMA Board Elections).pdf (278,772 bytes); Declarant's Neighborhood Representative Votes 2024.docx (20,598 bytes); Neighborhood Rep Ballots 2025 - La Ringheira.pdf (339,625 bytes)
Message-ID: [REDACTED]
Mailbox: [REDACTED] (General Manager)

Record: Sept 9 request item 7 (record of the election or appointment of each current director; the Declarant's votes cast by its appointed Neighborhood Representative). The vote sheets attached to these messages were delivered in folders 02 (R-13, 2022/2024/2025) and 08 (2023). 2025 election (Nov 6, 2025).
Source: Printed from the Traverse Mountain Master Association mailbox [REDACTED] (General Manager) (Microsoft 365) on September 25, 2026 for production under Utah Code 57-8a-227. Header fields and message text are as stored in the mailbox; times are Mountain Time. Inline images are not reproduced. Attachments are identified by name and size as stored in the mailbox.

Good Morning Brandon and Merlin 😊

As we get ready for the TMMA Board Elections this Thursday, November 6th at 5:30 PM I wanted to reach out regarding the Declarant Votes document (attached) that will need to be updated before the meeting. I have attached a word document that can be updated and sent back to us, along with the one that was filled out last year.

We will also need a Declarant-appointed Neighborhood Representative to cast the Declarant votes for the Board Member candidate. Last year Brandon graciously handled that role so I just wanted to check if you would like to do that again this year or if Merlin would prefer to take it on this time. Whatever works best for the both of you!

We will also be holding a Town Hall right after the elections from 6:00–7:00 PM if you'd like to join us.

If attending this Thursday election isn't possible, please feel free to submit your Declarant votes via email to us by Thursday at 5:30PM. We will be announcing the winner this Friday to the community.

Brandon, since you're also serving as the Sub-Association President for La Ringhiera, I've attached that ballot as well for your convenience.

Sadly, we will be replacing William Spencer's seat during this election. Below are the links to the two homeowners running so you can get a quick look at their introductions:

1. Vani Satya – [2025 TMMA Board Candidate Introduction](#)
2. Rusty Gray – [2025 TMMA Board Candidate Introduction](#)

Please let me know if you have any questions.

Thank you both!

Grace Malanga

Traverse Mountain Master Association

Board Secretary

Phone: 801-407-6747

Email:



"Our mission is to provide members with a well maintained community, protect the property values of our membership by being fair and equitable in enforcing the community governing documents, and to promote community unity."

Declarant designation of a director: Devin Belnap replacing Mike Batt, effective June 29, 2026

From: Michael Batt [REDACTED]
Sent: Monday, June 29, 2026, 1:57 p.m. Mountain
To: Andrew Biesinger [REDACTED]
Cc: Devin Belnap [REDACTED]
Subject: RE: New TMMA member

Andrew,

On behalf of Riverbend Management, as Declarant, effective June 29, 2026, we are removing Mike Batt from the Declarant-appointed TMMA board seat and appointing Devin Belnap to that seat as the Declarant's appointee.

Thanks,

Mike Batt

Earlier messages in the thread

From: Andrew Biesinger [REDACTED]
Sent: Monday, June 29, 2026, 1:55 p.m. Mountain
To: Michael Batt
Cc: Devin Belnap
Subject: Re: New TMMA member

Mike,

Thanks for the kind words, the feelings mutual. To be honest it's a little sad to hear you're stepping away, you've been a steady hand and I've learned a ton from you over the years, so this one stings a bit. It's been a real privilege working together, and I hope we keep crossing paths.

While we're still in the Declarant control period Riverbend can make this swap directly, no board or member vote needed, so your email can handle it per TMMA bylaws. If you can send back a quick line on Riverbend's behalf with an effective date, something like "On behalf of Riverbend Management, as Declarant, effective [date], we are removing Mike Batt from the Declarant-appointed TMMA board seat and appointing Devin Belnap to that seat as the Declarant's appointee,". Upon receipt of this email response from you I'll file it, note it in the minutes, formally announce and introduce this change to the entire Board via email and we're set.

Devin, welcome aboard, really glad to have you joining us. There's nothing for you to file on your end, so the transition should be smooth, and I'll reach out shortly to get you connected, walk you through where things stand, and set you up as a new TMMA board member. Looking forward to working together.

Thanks again Mike, for everything.

Best, Andrew Biesinger, CMCA, AMS, General Manager

From: Michael Batt [REDACTED]
Sent: Tuesday, June 23, 2026, 4:52 p.m. Mountain
To: Andrew Biesinger
Cc: Devin Belnap
Subject: New TMMA member

Andrew,

Riverbend Management is going to have Devin Belnap take over my responsibilities as the TMMA board member. I've copied Devin here. Can you connect with Devin and take the necessary steps to get him set up (I'm not sure if we need something formal here or if Riverbend as part of the declarant can simply make this substitution)?

It's been a pleasure to work with you and you've done a wonderful job with the HOA. I hope we can continue to cross paths going forward.

Thanks,

Mike Batt

Rendered from the Association's Outlook record on September 23, 2026; text reproduced without edits; signature images omitted. The change was announced to the full Board by email on June 29, 2026 (thread: TMMA Board Transition, Thanks Mike and Welcome Devin). The original messages are retained in the Association's mail system.



RE: TMMA Updates

From Brandon Dyer [REDACTED]
Date Tue 1/4/2022 1:59 PM
To Dan Reeve [REDACTED] Andrew Biesinger [REDACTED] Connie Taylor [REDACTED]
[REDACTED] Karl Karren [REDACTED]
Cc Andrew Lambert [REDACTED] Mike Batt [REDACTED]
[REDACTED] William O. Perry, IV [REDACTED]

Ok thanks, I will see you Thursday at around 11.
Brandon

From: Dan Reeve [REDACTED]
Sent: Tuesday, January 4, 2022 11:49 AM
To: Andrew Biesinger [REDACTED] Connie Taylor [REDACTED] Karl Karren [REDACTED]
Cc: Andrew Lambert [REDACTED] Brandon Dyer [REDACTED] Mike Batt [REDACTED]
[REDACTED] William O. Perry, IV [REDACTED]
Subject: RE: TMMA Updates

Andrew B, Connie and Karl,

Brandon, Mike, Andrew L. and I will plan on meeting at the TMMA Office at 11:00 am on Thursday. We'll meet with Karl first at 11, Connie at 11:30, and Andrew at noon.

Thanks,

DAN REEVE

From: Connie Taylor [REDACTED]
Sent: Monday, January 3, 2022 10:26 AM
To: Dan Reeve [REDACTED] Andrew Biesinger [REDACTED] Andrew Lambert [REDACTED]
[REDACTED] Brandon Dyer [REDACTED] Karl Karren [REDACTED]
Mike Batt [REDACTED]
Cc: William O. Perry, IV [REDACTED]
Subject: RE: TMMA Updates

I'm good all day Thursday, so whatever works for the rest of you. I'm here from 9-5 however I can make adjustments if needed.
Thanks Dan.

Connie Taylor, CMCA
Manager, Administrative Services / Controller
Traverse Mountain Master Association
2175 W. Chapel Ridge Rd.
Lehi, Utah 84043

www.tmma.org

Office: 801-407-6775



"Our mission is to provide members with a well maintained community, protect the property values of our membership by being fair and equitable in enforcing the community governing documents, and to promote community unity."

From: Dan Reeve [REDACTED]**Sent:** Monday, January 3, 2022 10:17 AM**To:** Andrew Biesinger [REDACTED] Andrew Lambert [REDACTED] Brandon Dyer [REDACTED]
[REDACTED] Connie Taylor [REDACTED] Karl Karren [REDACTED] Mike Batt [REDACTED]**Cc:** William O. Perry, IV [REDACTED]**Subject:** TMMA Updates

Karl, Andrew B., and Connie,

First and foremost, Karl, we want to extend a very warm thank you to you for all you have done for the Traverse Mountain community over the years. You have been involved in basically building the mountain from the start, and we cannot thank you enough for all you have done. We will certainly miss working with you, but wish you the best in your next venture.

As for the TMMA Board, the Declarant hereby appoints Brandon Dyer and Mike Batt as the other two Declarant-appointed Board Members in addition to myself. In similar fashion, Andrew Lambert, we want to thank you for serving as a board member up until now and for all you do for the community. As we hold neighborhood elections this year for the two elected seats to be filled, it is my sincere hope that you will want to continue to serve on the Board and can do so in that capacity. You are a tremendous asset to our community and we thank you again for all you have done and continue to do on the events committee, as well as preserving unity/sanity on our Facebook group!

As for determining the best replacement for Karl, we as board members would like to meet individually with Andrew B, Connie and Karl this coming Thursday morning. Andrew L., even though you are no longer an official board member, we invite you to join us in those discussions if you are available. Andrew B, Connie and Karl, can you let us know your availability this Thursday morning to spend 30 minutes with each of you?

Thanks,

DAN REEVE | VP of Land

17 East Winchester St. #200 | Salt Lake City, UT 84107 | Mobile [REDACTED]





TRAVERSE MOUNTAIN
MASTER ASSOCIATION

NOTICE OF MEETING Board Meeting Minutes

Traverse Mountain Master Association
Organization Meeting of the Board
Thursday, August 31, 2023
2175 W. Chapel Ridge Rd. – 7:00 P.M. in Grand Hall

Open Session Agenda

1. Call to order

a) Roll Call / Establish Quorum

Directors: Mary Garvin
William Spencer
Brandon Dyer
Merlin Huff

b) Pledge of Allegiance

c) Review of Standing Rules

d) Approval of Agenda

MOTION: Mary Garvin

SECOND: Brandon Dyer

UNANIMOUS APPROVAL: ALL

e) Approval of Board Minutes and Executive Session meetings

i) 04.20.23 Board Meeting Minutes

ii) 09.22.22, 11.30.22, 12.27.22, 01.20.23, 04.19.23, 08.11.23, Executive Sessions –
Legal Review

MOTION: **TABLED**

SECOND:

UNANIMOUS APPROVAL:

f) Welcome in Board Member from Board Elections on August 24th

**g) Town Hall Summary – Discussed Vialetto round about progress, working on
finishing budget, and collecting bids. Reviewed holiday lighting rule.**

h) Summary of Agenda categories

(1) General Manager Report

(2) New Business

(3) Old Business

(4) Open Forum (time permitting)

(5) Adjournment by 7:50 (Fitness Classes begin at 8:00 pm)

Reports and Presentations

General Managers Report

Andrew Biesinger

- 20th Anniversary Community Event from July 1st
- Guard Shack removal to be completed in September (Lehi City traffic safety request)
- Fall dumpsters - **October 13th – October 22nd.**
- Vialetto pathway/wall update (Karl almost done with proposed budget)
- TMMA pool last day open Sept 4th

New Business

a) BAI 08.31.01 – Election of Officers of the Board

- a) The Board shall annually elect the Master Association's officers at the new Board's Organization Meeting. Each officer shall hold his office at the pleasure of the Board, until he resigns, is removed, is otherwise disqualified to serve, or his successor is elected and qualified to serve. Bylaws Article III.

President: Mary Garvin

Vice President: William Spencer

Secretary: Grace Malanga

Chief Financial Officer: Brandon Dyer

MOTION: Mary Garvin

SECOND: Merlin Huff

UNANIMOUS APPROVAL: ALL

b) BAI 08.31.02 – Discussion on having the Board define a Legal Involvement Management Policy and a Member Compliance Complaint Policy & Procedures

- a) See attached language in Master Declaration and Bylaws

The Board of Directors would like to be informed on any verbal and written legal threats to the HOA. The Board of Directors will use their discretion to either include our HOA attorney or handle it in house. The Board would like to do more research on how to modify our compliant process.

Old Business

1. Discussion on beginning design process for phases of next building and accompanying amenities. Design+Build concept?
2. Better rate on Clubhouse loan (Mike Batt looking at brokerages)
3. Prep Eagle Summit lots for sale. In process, currently working with Jason Thurlow at Lehi City Records Office.
4. CEF flat rate to percentage research. Our Attorney researched this and it may require an amendment to the CC&R's. Further legal council likely needs to be obtained to see if this is possible and how to proceed. Would the Board like to proceed with this direction?

Open Forum

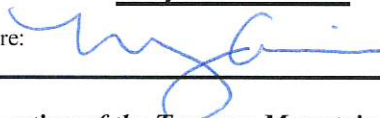
Resident Participation (30 minutes; 3 minutes per speaker)

- b) 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

Board Approval:

Signature:



Date:

11/16/23

The next regularly scheduled meeting of the Traverse Mountain Master Association Board of Directors will be held at 7:00 PM on Thursday, November 16, 2023. The next TMMA Town Hall will be held at 6:00 pm on Thursday, November 09, 2023.

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

Declarant's Neighborhood Representative Votes (For 2024 TMMA Board Elections)	VOTES
Crossing - PH1 (1x5)	5
Crossing - PH3 (1x5)	5
Crossing -PH4 (1x5)	5
Crossing - PH5 (10x5)	50
Crossing -PH6 (14x5)	70
La Ringhiera - PH1 (9x5)	45
La Ringhiera - PH2 (18x5)	90
Ridgeview -PH1 (1x5)	5
Ridgeview - PH2 (30x5)	150
Eagle Summit -PH8 (3x5)	15
VUE Apartments (perry) (35 X 15.3 acres)	535
Office space (riverbend) (432,000 /500sf)	864
Apartment Ground (35 X 13.8 acres)	483
TOTAL	2,322

TMMA Bylaws, Voting rights:

Class E: The Class E member is Declarant. The Class E Member shall be authorized to cast votes as follows:

- (a) 5 votes for each Lot in a Residential Area;
 - (b) 2 ½ votes for each Condominium in a Residential Area; or
 - (c) 35 votes for every one (1) acre of land designated for Apartments;
- and
- (d) 5 votes for every five hundred (500) square feet or portion thereof, designated as “interior floor area” of a building which is constructed on a Lot for which a certificate of occupancy or other comparable final authorization permitting occupancy or use of such building has been issued.

Notwithstanding the foregoing, the Class E member is entitled to appoint a majority of the Board of Directors, during the Declarant control period, as set forth in Sections 2.1.1 and 2.1.2 of these Bylaws. After the Declarant's control period ceases, the Class E Membership shall terminate and Declarant shall have the number of votes attributable to the product type of the unit or units owned.

Declarant's Neighborhood Representative Votes (2025 TMMA Board Elections)	VOTES
Crossing - PH1 (0x5)	0
Crossing - PH3 (0x5)	5
Crossing -PH4 (0x5)	0
Crossing - PH5 (0x5)	0
Crossing -PH6 (0x5)	20
La Ringhiera - PH1 (3x5)	15
La Ringhiera - PH2 (2x5)	10
Ridgeview -PH1 (1x5)	5
Ridgeview - PH2 (23x5) and Phase 3	115
Eagle Summit -PH8 (0x5)	0
VUE Apartments (perry) (35 X 15.3 acres) ?	107
Office space (riverbend) (432,000 /500sf)	864
Apartment Ground (35 X 13.8 acres)	483
Fox Canyon (38x5)	190
Fox Canyon Townhomes (128X5)	640
TOTAL	2,429

*Votes last calculated November 2025

TMMA Bylaws, Voting rights:

Class E: The Class E member is Declarant. The Class E Member shall be authorized to cast votes as follows:

- (a) 5 votes for each Lot in a Residential Area;
 - (b) 2 ½ votes for each Condominium in a Residential Area; or
 - (c) 35 votes for every one (1) acre of land designated for Apartments;
- and
- (d) 5 votes for every five hundred (500) square feet or portion thereof, designated as “interior floor area” of a building which is constructed on a Lot for which a certificate of occupancy or other comparable final authorization permitting occupancy or use of such building has been issued.

Notwithstanding the foregoing, the Class E member is entitled to appoint a majority of the Board of Directors, during the Declarant control period, as set forth in Sections 2.1.1 and 2.1.2 of these Bylaws. After the Declarant’s control period ceases, the Class E Membership shall terminate and Declarant shall have the number of votes attributable to the product type of the unit or units owned.