

Traverse Mountain Master Association

Supplement to the Posted Minutes: Record of Board Actions Taken Without a Meeting (Gym and Balcony Expansion), per Bylaws Section 2.12 and Utah Code Section 16-6a-813

Action 1. Fitness proposals (completed January 5, 2026)

On December 12, 2025, two proposals were presented to the Board in writing: (1) a Pilates fitness class taught by Board President Mary Garvin, and (2) gym expansion equipment consulting, purchasing, installation, and maintenance by Grip Xcel, LLC (trade name GRIP Athletics). The firm's principal is an immediate family member of President Garvin; the relationship was disclosed to the Board in writing, and at her own request President Garvin was excluded from the email thread, the discussion, and the vote.

Motion to approve the Pilates class: Rusty Gray (Dec 17, 2025); second: Merlin Huff (Dec 22, 2025). Motion to approve the GRIP Athletics equipment proposal: Merlin Huff (Dec 22, 2025). Michael Batt voted aye on both motions (Jan 5, 2026); Rusty Gray endorsed both in writing (Dec 13, 2025). Result announced January 5, 2026: both proposals approved by a majority, with Rusty Gray, Merlin Huff, and Michael Batt in favor. Brandon Dyer did not record a vote. Recused: Mary Garvin.

Action 2. Construction bid award (completed June 18, 2026)

The construction work was competitively bid and two qualified proposals were received. Director Rusty Gray disclosed that he is a distributor for a window-shade product under consideration for the project and stepped out of discussion and voting on that item.

Motion: Michael Batt (Jun 16, 2026), to select Vista Construction based on the designs provided by Ezra Lee Design + Build. Second: Merlin Huff (Jun 16, 2026). In favor: Michael Batt, Merlin Huff, Brandon Dyer (Jun 17, 2026). Result announced June 18, 2026: approved by a majority; proceed with Vista Construction at its fixed bid price.

Action 3. Construction contract, schedule, and equipment program (completed July 28, 2026)

A complete voting package went to the Board on July 24, 2026: the AIA A101-2017 agreement with Vista Construction, Exhibit A (insurance), the A201-2017 general conditions, the Budget Exhibit (funding sources and uses), and the construction sequence. Disclosures on record were unchanged.

Motion A moved: Rusty Gray (Jul 24, 2026), restated in full Jul 27. Second: Merlin Huff. In favor: Rusty Gray, Devin Belnap, Brandon Dyer, Mary Garvin (Jul 27 to 28, 2026). Approved: the A101-2017 contract with Vista Construction at the Board's authorized maximum, including a change order replacing eight existing gym windows; the Option 2 construction sequence; the fitness equipment program within its approved budget, funded per the Budget Exhibit; and authorization for the President to execute the contract. Executed by DocuSign July 29, 2026 on the VIVA railing basis.

Action 4. Final fitness equipment configuration (completed October 21, 2026)

Following compiled resident feedback (45 unique submissions) and a formal owner objection, a two-option voting package went to the three voting directors on October 20, 2026, with President Garvin recused consistent with the December 2025 procedure and one Board seat vacant. The adopted option: the consultant's final configuration (MASTER 1.1) plus three new machines directly comparable to the most-used existing machines (chest press, leg extension and leg curl, and leg press) in the matching finish, within the Board's approved program cap, funded from the capital improvement fund, ratifying the October 13 equipment order as revised, with the supplier's written order confirmation and deposit documentation to be provided to the Association before further payments.

In favor: all three voting directors, Rusty Gray, Devin Belnap, and Brandon Dyer, by written replies received October 20 to 21, 2026. Result announced October 21, 2026: approved by all three voting directors, a majority of the four directors in office, ahead of the October 22 deadline. Recused: Mary Garvin.

Contract sums, bid amounts, and program budgets appear in the written ballots and consents, which are filed with the minutes of the Board and available to lot owners on request under Utah Code 57-8a-227. This supplement is posted with the Association's minutes and serves as the communication to Members described in Bylaws Section 2.12. Posted to tmma.org: October 19, 2026; updated October 21, 2026 to record Action 4. Prepared by the General Manager's office from the Association's records; to be presented for ratification at the November 12, 2026 Board meeting.