



TRAVERSE MOUNTAIN MASTER ASSOCIATION

Community Update: Clubhouse Gym and Balcony Expansion

October 21, 2026

The project

The Association is expanding the clubhouse fitness room by roughly 1,100 square feet per floor, with an expanded balcony above, nearly doubling the gym's usable space. The construction was competitively bid: two qualified proposals were received, and the Board selected the lower, fixed-price proposal from Vista Construction, within the Board's authorized budget, under a Lehi City building permit with city-approved plans by Ezra Lee Design + Build.

How it was approved and funded

Every approval was made by the Board of Directors and is documented: the project presentation at the November 2025 annual meeting, the fitness equipment consultant engagement in January 2026, the construction award in June 2026, and the construction contract in July 2026. These written Board actions are posted with the minutes on tmma.org. The project is funded from the Association's capital improvement savings and Association financing under the Board's July 2026 funding plan. There is no special assessment, and regular assessments are not changing because of this project. Reserve funds are used only for their designated purpose: the scheduled replacement of existing components that the Association's reserve study shows at the end of their service life, such as the existing gym flooring, lighting, and fitness equipment.

The conflict-of-interest questions, answered

Some residents have asked whether a Board member has a connection to a company working on the project. The answer has been on the record since before any approval was made. The fitness equipment consultant, Grip Xcel, LLC, is owned by the husband of the Board President. She disclosed the relationship to the Board in writing in December 2025 and, at her own request, was excluded from the discussion and the votes on that engagement, including the equipment vote this week. The remaining directors approved the engagement, and the recusal is recorded in the Board's posted minutes on tmma.org. She has no connection to the construction contractor, the designer, or the auction company, and the equipment auction is handled by an independent auction company with all net proceeds returned to the Association. A second disclosure is also on the record: in June 2026, Director Rusty Gray disclosed that he is a distributor for the window-shade product specified for the project and had been contacted to quote it. Under the Board's standard conflict procedure he stepped out of discussion and voting on that item, and the shades are furnished within the general contractor's fixed-price contract. That is how conflicts are supposed to be handled: disclosed up front, documented in writing, with the conflicted member out of the votes on it.

Why the equipment is being replaced and sold

The Association's reserve study shows most of the current fitness equipment at the end of its service life. Replacing it all at once, while the room is expanded, means the gym reopens with new, matching, warranted equipment, and the outgoing units are sold while they still hold resale value. The sale is a public consignment auction, open for anyone to bid, and every net dollar returns to the Association. Auction results will be part of the Association's records.

Your feedback, and what the Board did with it

Residents submitted feedback through the website, by email, and at community meetings, and the Association compiled every submission into a single record for the Board: 45 unique submissions, with the most frequent topics being strength machines, bikes, cable equipment, and racks. The Board reviewed that record alongside the consultant's design. Strength training remains central to the new layout: a four-stall training rig with a deadlift platform, expanded functional trainers with benches, a new multi-pull system, a dedicated dumbbell area, and added benches throughout, alongside turf for mobility work and additional conditioning equipment, all arranged to keep the room open and preserve the required emergency exit route.

After reviewing the compiled feedback, the Board directed one addition and adopted the final equipment plan: three new machines directly comparable to the most-used existing machines (chest press, leg extension and curl, and leg press) will be added in the matching finish, alongside the new multi-pull system, which directly replaces the existing lat pulldown and row. Residents keep the familiar seated equipment they asked for, new, and gain everything the expanded design adds. The equipment selection is final, and a visual layout of the new gym will be posted at tmma.org by Monday.

Schedule

The gym remains open through Tuesday, November 18. It closes Wednesday, November 19 for the equipment transition and the construction tie-in. New equipment arrives in early December. The reopening target is January, and if installation and finish work complete ahead of schedule, the gym will open sooner. Updates will be posted at tmma.org.

Thank you

Questions can be directed to the Association office. Thank you to every resident who took the time to send feedback, and to the project team at Ezra Lee Design + Build, Vista Construction, and Grip Xcel for their work on a facility the whole community will share.

Traverse Mountain Master Association Board of Directors