

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
April 8, 2015

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on April 8, 2015 at the offices of Luna Properties, LLC (LP).

Director's Present: Celia Christensen, Kellen Gamradt, Greg Kujawa & Rosie Barndt

Not Present: Anders Lewendal & David Graham

Call to Order

Celia Christensen called the meeting to order at 12:02pm MST> A quorum of Directors was present at the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of March Minutes: Minutes were reviewed and motion was made to approve March minutes as written. Motion was seconded and approved.

Review of March Financials & Accounts Receivables: March financials were reviewed and no further discussion was needed. Thirty dunning letters were sent out to collect on unpaid dues.

Review Bylaw Amendments: Reviewed section 8-15 for changes to be made by the HOA attorney for sections that are inconsistent with the suggested amended covenants.

Legal Issues:

MT Opticom law suit was filed in April 2015.

Sundance Apartments

BOD reviewed offer from developers to contribute towards common area maintenance. BOD asks for clarification of what services will be covered for the Linear Park starting June 1, 2015 and further definition of annual contribution start time. BOD requests to start annual contributions January 1, 2016. Luna to follow up with Sundance Developers and report back to the BOD.

Common Area Maintenance

Review of Advantage Spraying Bid – Discussion of whether to award a one year or three year contract. BOD asks for further clarification of whether or not the contract can be terminated for poor performance. A motion is made to approve the Advantage bid for three-year contract, only if the contract can be terminated for poor performance. Motion seconded. Motion passes.

Review of Stay Green Sprinklers Bid to install Phase 3 sprinkler system along the dirt trail that leads from Baxter to Harper Puckett and along the corridor off that trail leading to Danube. In addition to adding more irrigation to the northwest corner of 10 Acre Park. A motion is made to approve. Motion is seconded. Motion passes.

Meeting Adjourned: 1:02pm

Next Meeting Date: May 13, 2015