

## **Baxter Meadows Master HOA**

Monthly Board Meeting Minutes

April 9, 2014

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on April 9, 2014 at the offices of Luna Properties, LLC (LP).

**Directors Present:** Teri Ball, Keri Thorpe, David Graham, Celia Christensen, & Mike Skogen

**Also Present Were:** Shannon Weber & Kathi Cowdrey (LP) Homeowner Pam Alvord

**Not Present:** Anders Lewendal.

Wendy Wilson resigned from the Board of Directors as of April 8, 2014.

### **Call To Order**

Teri Ball called the meeting to order at 12:02pm MST> A quorum of directors was present and the meeting having duly been convened, was ready to proceed with business.

### **Review of March Minutes**

Keri mentions typos under common area maintenance to change 70% to 75% of Crossing lots sold and 75% instead of 755 lots in section b. Keri motions to approve the minutes with these changes, Mike seconds, all were in favor and the motion passes.

### **NEW BUSINESS**

#### LEGAL ISSUES

- a. Trevor Smith did not respond a second time at the request to provide proof of design plan approvals from the HOA Attorney. The HOA is moving forward with Plan A and will file notice in the paper in order to start the collection process.
- b. MT Opticom – Pam Alvord discussed her issues with MT Opticom's billing of services vs. assessment of the current agreement in place. She expressed her concern with MT Opticom billing only a portion of Baxter owners and doing so without proper communication to the public. The BOD communicated to Pam that the HOA Attorney is sending a letter to try and get out of the agreement. The attorney

found case law that might be of use to the current agreement and the termination of it. The owners will be informed once more information is gained after the initial letter has been received and feed back has been returned to the BOD.

- c. Water Rights & Well Ownership – No new updates to report. The attorney is still processing the paperwork.

## ACCOUNTS RECEIVABLES

- a. Collection Update

The new liens have been filed to combine lots into one lien for owners that own more than one lot. Those owners that did not respond to the collection letter are being sent to collections. BOD discusses treating all owners and builders the same, after 90 days, account will be turned over to collections. Blk 13 Lot 3 has offered to pay \$3000 in full to pay towards outstanding debt. Board accepts offer with the intent of the owner to start paying HOA dues monthly. If the owner stops paying HOA dues monthly, then the remaining balance of the account will be due in full. HOA Attorney will send a letter to communicate the offer. David motions to accept this offer, Teri seconds, all approve and the motion passes.

## CENTRAL HOA

- a. Discussion of email blast to send to Central Owners to survey interest of owners to run for the board and organize the Central HOA. Luna to email Celia copy before sending.
- b. Discussion of pruning trees and shrubs in Phase 2C & 6. This service has always been included in the services. Celia moves to have Phase 2C Only pruned, David 2nds, Keri opposes based on the fact that the covenants state this should be the responsibility of the owner, the remaining agree, motion passes. Once a Board has been set for Central, the new board and owners of Central can decide whether or not to continue with landscaping services and whether or not to reduce HOA assessments if services discontinue. Master Board would like to see Central organize and take care of these internal issues specific to Central HOA.

## FUTURE DEVELOPMENT

- a. No further information available for the park maintenance agreement at this time.

## COMMON AREA MAINTENANCE

- a. TD&H Map of Common Area Maintenance, Luna to meet with TD&H and should have a sample by May Board meeting.
- b. Review of bid to repair trail behind Andalusian from Baxter Ditch repairs last summer. Mike motions to approve the bid of \$690 to repair the trail. Teri 2nds, all agree, motion passes.
- c. Corridor Bid between Lasso and Gallatin Green – Bid only includes the area between Milkhouse and Lasso, needs to include Gallatin Green. BOD would like to see bids for trees and bushes, the current bid only pertains to sod. Mike questions the skid steer hours, Luna to ask for more detail. Luna to gather bids for landscaping and provide at May meeting.
- d. Owner at the corner of Kimberwicke and Gallatin Green requests permission to place a rock or obstacle at the corner to keep trucks from running over the curb. BOD asks that the owner contact the City for permission.
- e. Baxter Ditch Maintenance – Advantage asks that someone from the Board meet with them onsite to determine expectations for maintenance of the new trail/creek area off the Baxter Ditch.

## DESIGN REVIEW

- a. Mike Skogen asks to be removed from the DRB emails. Luna to remind Nanci that Mike resigned from the DRB Board last fall.
- b. Discussion of revised Design Guideline Revisions. Teri is retyping the design guidelines as the revised document is not formatting correctly. Once new document is created, Luna will file the revision guidelines with the Clerk and Recorders.

## OWNER COMMUNICATIONS

- a. BOD would like to set the summer meeting for the first week of June so the Board can meet again prior to this meeting. Luna to check available dates with Chief Joseph and email BOD with dates that may work best.
- b. BOD will inform owners that a position is open on the board to generate interest. BOD has the authority to appoint another board member at its discretion.

- c. The bylaws state that the board is limited to 5 on the master board.  
So there may not be any position that needs to be filled on the master.

**Meeting Adjourned: 1:14pm**