

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
April 12, 2017

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on April 12, 2017 at the offices of Luna Properties, LLC (LP).

Directors Present: Patricia LaPointe, Kellen Gamradt, Wyatt Hicks, Greg Kujawa

Directors Not Present: David Dennis

Call to Order: The meeting was called to order at 12:01PM MST. A quorum of directors were present at the meeting, having duly been convened, and were ready to proceed with business.

NEW BUSINESS

Review of February Meeting Minutes: The minutes were reviewed and approved as written.

Review of Financials: Financials were reviewed with no further discussion. LP notes that taxes have been filed and Annual Corp Renewal filed also.

Set Annual Meeting Date: June 22, 2017

Legal Report: MT Opticom Mediation date set for May 17, 2017. Wyatt, Patricia and Greg to represent the BOD. LP to send confirmation email prior to 5/17/17 with mediation details.

Phase 1 HOA: Complaints have been made regarding open space around the vet clinic off of Riata that Phase 1 HOA maintains. The president of phase 1 HOA was present to discuss with the Master Board. Complaints made are specific to mowing, ground squirrels and trash accumulating. Legacy Properties manages phase 1 HOA and will be contacting the owner/builder responsible for the construction debris/trash. Phase 1 is NOT a member of the Master HOA and have no desire to join the Master HOA. In order to make a change like that, every owner (155 owners) of PH1 must approve/agree. History of why not a member, in 2007 PH1 pulled out to protect from the financial downfall from he recession and the exit of the original developer. At that time, PH1 was nearly built out, while the rest of the HOA was still in question. Regarding maintenance of the open space, while PH1 have agreed to mow x4 a year and spray once for weed control, the open space is NOT the same as park space, which means the area will not be manicured at all times like a golf course. **The Vet Clinic is located in Block 7 - PHASE 1 or 3?** Vet does not want to place poison out on her property to kill/catch ground squirrels due to her beliefs on poison use, especially around other domestic animals she cares for. Phase 1 does not feel they can force the owner to control squirrels on private property. Regarding concerns that ground squirrels may pose a health hazard, owners should contact DEQ, Gallatin Health Department.

Open Space:

- **Farrier Lights** - Waiting on design from David Dennis.
- **Trail Completion** - northside of subdivision off Kimberwicke/retention pond. Discussion of future maintenance needed for area. LP to gather bids to complete.
- **Tree-Spruce tree issues**-were planted with burlap bag around and as a result the trees are suffocating! Advantage is trying to save them as best as possible. The trees were planted quite sometime ago, pre LP, and there is no record of landscape artist that planted these trees.
- **Movie Night** - BOD decides to place this community event on hold for Summer 2017.

Next Meeting Date: June 14, 2017