

Baxter Meadows Master HOA

Monthly Board Meeting Minutes

April 13, 2016

A meeting of the Board of Director of Baxter Meadows Master Community Association was held on April 13, 2016 at the offices of Luna Properties, LLC (LP).

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

Not Present: David Graham & Anders Lewendal

Homeowner's Present: Angela Hinds, Gretchen Linduer, Barclay Hook, Kerry Edney, Mike Bergevin, Bill Darren, Mercy Boys

Call to Order

Celia Christensen called the meeting to order at 12:01pm MST. A quorum of directors was present at the meeting having duly been convened was ready to proceed with business.

New Business

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

Review of February & March Financials: Income is showing credit of \$250 design review as the deposit was paid in 2015 and returned to owners in 2016. Financials were reviewed and approved.

- Board approves mulch replacement bid for Linear Park - \$1450 and 10 Acre - \$1950.

Accounts Receivables:

- **Silvero** – The board reviewed and discussed the counter offer proposed by Mr. Silvero. The board unanimously agreed to decline. Original offer still stands.
- **Wolf** – The Board would like to meet with Kris Deason with Security Title with the HOA Attorney to determine options for pay out of sold lots locked into the lien.

Crossing II Parkland Agreement

Board meets with board members of Crossing II to discuss options of lowering the monthly payment per owner. As per the parkland agreement originally negotiated between Baxter Master and Crossing II, Crossing II is obligated to pay an amount set by the Baxter Master Board in lieu of parkland credits towards the establishment of the Crossing II HOA. Crossing II maintains all open space within their HOA and owners us the Dinosaur Park close to the C2 HOA. Board will review number options to lower against the budget and may consider lowering after the review has been conducted.

Review of New Soccer Fields off Baxter Lane

The soccer fields will not have lights installed. Owners ask the board to consider building a berm behind Lot 5, 6, 7 & to plant more shrubs/trees off the existing berm behind lot 10, 11 & 12. The reasoning is to screen the homes from the increased traffic from the soccer field use. Owners on Danube offered to help plant. There was also concern of overflow parking into the HOA from the soccer fields. The streets are City of Bozeman and not private so parking cannot be restricted, however the HOA can apply for a permit to install signs that read Residential Parking Only if parking become an issue.

After much discussion, Board asks Luna to contact Carolyn Poissant with the City who is the Open Space and Parks Manager with the following questions: Luna will follow up with concerned owners after questions have been answered.

1. What is the City plan, if any for screening off of Baxter Lane? Berm, Trees, what kind, ultimate maturity height?
2. Timeline for project? Fall of 2016? When will be completed.
3. Will the project be done in phases, if so please detail?
4. Traffic/Safety Concerns – will there be cross walks? Two Baxter Master trails end at Baxter Lane off Phase 3B.

Review of Summer Meeting Agenda

Board would like to have the meeting on June 9, 2016 at Chief Joseph. Discussion to add soccer fields, road improvements & results of amendment vote to agenda.

Open Floor

Owner Portal to show account history to owners will be live by 4/18/16. Board asks to add link to HOA website to access the portal.

Concern of pond scum by Duck Creek Condos. Advantage will take a look and report back.

Kiln Issue – Owners complaining about smoke from kiln burn. Board asks Luna to send a letter regarding violation of covenants in regards to creating a nuisance to surrounding owners. Discussion of how the kiln can be modified to be lower and hidden from view .

Next Meeting:

June 1, 2016