

Baxter Meadows Master HOA
Board Meeting Minutes - April 24, 2019

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on April 24, 2019 at the offices of Luna Properties, LLC (LP).

Call Meeting to Order: 12:10pm

Present: Wyatt Hicks, Celia Gravens, Pat LaPointe

Review February Minutes: Minutes were reviewed and approved as written.

Review Financials: The operating account is now healthier with a balance of \$37,000. However the reserve account is low at \$3500.00. For the month of March, the Montana Opticom Income and Expense line items are nearly matching, however this income is not a true reflection of income collected only for March. Some owners have started to pay on past due amounts towards Montana Opticom Income, but there are many still not paying in Crossing II. Discussion to lower dues once the Sundance Apt payment has been received. Board decides to let the new board voted in this June to decide.

Review Lawncare Bids: Advantage was approved (3-0) with the cash flow option of paying \$9870/mo for seven months.

New Business

Crossing II - Discussion of when to place liens on those that are past due. Board would like to review with HOA Attorney first.

Montana Opticom Updates - Board has asked directly for a list of Crossing II owners that are billed without service. The list has not been provided to date. Luna to ask HOA Attorney to inquire with Opticom for the list.

Sundance Apts - Luna to follow up with HOA Attorney about a new agreement and schedule of payment. if the City does not adopt the park maintenance district, then the HOA would like the option to renegotiate/review the contract within 5 years to account for inflation of cost to maintain the Linear Park.

Annual Meeting Date: Set to June 13 - 6pm, Chief Joseph. Luna to send out call for volunteers for two board positions open. Wyatt Hicks and Patricia LaPointe terms are up. The agenda will include city wide park maintenance district information. There will be a transition meeting for new board members coming on to help with board history.

Meeting Adjourned: 1:10pm