

**Baxter Meadows Master HOA
Monthly Board Meeting Minutes
August 10, 2016**

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on August 10, 2016 at the offices of Luna Properties, LLC (LP).

Director's Present: Kellen Gamradt, Greg Kujawa, Wyatt Hicks, David Dennis & Patricia LaPointe.

Call to Order: The meeting is called to order at 12:00pm MST. A quorum of directors was present at the meeting having duly been convened was ready to proceed with business.

New Business

Review of June Board/Annual Minutes: The minutes were reviewed and approved as written.

Review of Financials: Financials were reviewed with no further discussion.

Election of Board Officers: Wyatt Hicks was nominated and motion made as this board President and Kellen Gamradt as the VP. Motion is seconded and passes. (Greg Kujawa will remain as Treasurer). Discussion to have Luna change the bank account documents to include Wyatt, Kellen, Greg and Shannon and removing Anders Lewendal, David Graham and Celia Christensen since they are no longer on the Board of Directors.

Open Space Report: Central HOA is working on a plan to improve the Phase 6 park. They would like to spend \$8000 in improvements and will be submitting to the Master board for approval once prepared. Tree replacement for dead trees is set to take place at the end of August, first of September via Advantage Spraying.

Legal Report:

- BOD needs to sign the agreement with Walt Wolf and unpaid assessments, then Walt will settle and the HOA will release liens.
- LP has spent six hours preparing for the MT. Opticom discovery to date.
- Silvero – waiting on final paperwork from the attorney.

Open Floor:

- Ph 3A Landscape Trail – waiting on Barclay Hook to present landscape plan.
- Discussion of whether sidewalks are owner, HOA or builder responsibility. Sidewalks are owner responsibility as per the City of Bozeman, for repairs, etc.
- Request to gather bids to re-stain x3 bridges in 10 acre park.
- Silvero – request to file a complaint to the City of Bozeman to enforce owner to maintain lot. LP contacted the City and a letter was sent from the City of Bozeman. That is all the City is willing to do. Future letters will be sent from the HOA attorney to enforce.
- Discussion to approve kiln per Mr. Dennis. Board asks for a proposal to be submitted addressing all concerns with a letter from the City stating that the kiln poses no health threat.
- Farrier trail lights do not comply with dark sky compliance per the City of Bozeman. Discussion as to whether or not the lights can be removed all together? Do we need them in place? LP to contact City in regards.

- Baxter Berm was meant to be native grasses. The irrigation was placed on the berm originally to get the native grass growing. BOD asks if heads can be tapped and if that would affect the spruce trees planted on the berm? Stay Green Sprinklers says that the heads can be tapped but would leave the bubblers on the trees. It would cost \$200 to tap heads. Jason suggests leaving the irrigation and stop weed whacking the berm. The grass will stay green and look much better than brown tall grass.
- Patricia LaPointe brings to board sample of HOA informational booklet that she would like to see created for the Master HOA per phase to best inform owners of important details for the HOA. LP to start rough draft and email to Patricia for fine tuning.

Meeting Adjourned: 1:05pm

Next Meeting Date: October 19, 2016