

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
August 12, 2015

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on August 12, 2015 at the offices of Luna Properties, LLC (LP).

Director's Present: David Graham, Anders Lewendal, Rosie Barndt, Kellan Gamradt, Celia Christensen & Greg Kujawa

Call to Order

Celia Christensen called the meeting to order at 12:02pm MST. A quorum of Directors was present at the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of July Minutes: Minutes were reviewed and motion was made to approve July minutes as written. Motion was seconded and approved.

Review of July Financials and Accounts Receivables: Financials were reviewed and there were no further questions. Discussion of increasing penalty and interest after one year of non-payment of HOA dues. Board motions to remove Brian Silvero from collections and start the foreclosure process. The motion is seconded and therefore approved.

Review Well Agreement- Drakes: BOD reviews the well agreement and would like to make sure the language of the agreement shall follow the land. The assumption is the water right filed with follow the land. Section 7, Drake's need proper notice of watering times for the HOA. Section 8 –strike section, HOA will pay for power bills.

Legal Issues – MT Opticom: No movement has transpired since the suit was filed.

Financial Review Update: Draft should be ready by end of this week (Aug 14) and will be presented at the September Board Meeting. Brief discussion of install date for sidewalks as there are no records to note. Board agrees to use 2007 as the date to use for the review.

Fall Community Meeting- Discussion of when to hold the fall meeting. Week of October 26 or the first week of November discussed. Nothing confirmed. The amendments will be reviewed during this meeting. Email blast Owners input for CCR amendments. Discussion to add street improvements to the Fall Agenda, specifically Ferguson and Flanders Mill.

Open Floor

Drainage issue on Andalusian, area is still pooling water. HOA contributed funds and agreed to pay half of the charges billed by a contractor to repair the issue. Board feels that the HOA has contributed to the issue and there is nothing more that can be done at this time.

Owner asks whether day cares can be in Phase 3B. There is nothing written in the CCRs regarding regulation or denial of having a day care.

Road Improvements: Baxter/Davis intersection will be completed next Spring. Baxter/Oak will not receive road improvements from the new development Walt Wolf is building. City of Bozeman waived the requirement. Ferguson will not be required to be finished. Flanders Mill is still in question.

Crossing II is not a part of Baxter Meadows Master Community however due to the agreement between Crossing II and Baxter Master for use of parkland credit. Crossing II has agreed to pay \$30/mo towards common area maintenance per owner of Crossing II. Rosie Barndt was appointed by the Board as a representative for Crossing II.

Bank Account resolutions need to be updated. Board agrees to file as follows:

Baxter Meadows-Performance Account xx4099

Celia Christensen, President

Anders Lewendal, Secretary

Greg Kujawa, Treasurer

Baxter Meadows-Operating Account xx5147

Celia Christensen, President

David Graham, VP

Greg Kujawa, Treasurer

Baxter Meadows - Reserve Account xx7168

Celia Christensen, President

Greg Kujawa, Treasurer

Meeting Adjourned: 1:19pm

Agenda:

Mt Opticom – Alanah

Well Agreement

Financial Review

Bank Papers