

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
August 13, 2014

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on August 13, 2014 at the offices of Luna Properties, LLC (LP)

Directors Present: Teri Ball, David Graham, Celia Christenson

Not Present: Mike Skogen & Anders Lewendal

Also Present: Shannon Weber & Kathi Cowdrey (LP)

Resignation: Keri Thorpe resigned via email July 14, 2014.

Call to Order

Teri Ball called the meeting to order at 12:06pm MST. A quorum of remaining directors was present and the meeting having duly been convened, was ready to proceed with business.

NEW BUSINESS

Review of July Meeting Minutes & Financials.

Motion was made to approve. Motion passes, minutes approved. Discussion of lowering dues for 2015. Luna to run budget at \$35 and \$30/mo for master HOA dues.

Legal Issues

1. MT Opticom – Board decides to meet with HOA Attorney to discuss options to respond to the letter received from the company. Items to address/inform against the letter is that owners are informed of the agreement with the HOA and MT Opticom via a welcome letter sent to new owners, the HOA Website and the fact it is mentioned in the governing documents received at closing for all lots. Board asks the Broadbent comment regarding new construction be removed from discussion as that has nothing to do with the Master HOA. In addition the Board asks for more details regarding the *client that owns property in Baxter Meadows*.

2. Sundance Apartments - Board will meet with the HOA Attorney on the latest response from the developer in regards to paying into a park maintenance agreement as suggested by the City. Discussion as to whether or not the Board should take this back to the City of Bozeman to enforce. David suggests moving forward with filing a law suit against Sundance Apartments.

3. Well Ownership – This process has been stalled until the Central HOA was organized as the Board of Central HOA will need to sign off on the wells that were drilled within Central HOA boundaries. Luna to communicate with the HOA Attorney.

4. Amendment Suggestions – Board continues discussion of making changes to outdated regulations in the governing documents. Luna suggests reviewing the documents in sections to be reviewed at monthly meetings. Overall agreement that getting a committee together to oversee the amendments will be extremely difficult. Board and Luna will **review Article 2 & 3** and discuss amendment suggestions at September Board Meeting.

Master HOA

Board Elections – Notice has been sent with a deadline of August 20th for bios. The election will be complete at this year's annual meeting. To clarify, Declaration document supersedes the bylaws. The Declaration states the board shall consist of at least a three -person minimum. A motion is made to continue with a seven-person board. The motion is seconded and passes.

Annual Meeting – Luna to email agenda for final approval. BOD would like to discuss financial review to date (budget vs comp and balance sheet), Central HOA Organization, MT Opticom, Sundance Apartments, Capital Improvements, Amendments to governing documents and Board Election. Date for meeting TBD based on space availability. Luna to follow up via email with BOD.

Central HOA

New board was elected and is in place. Master board decides to send letter giving the Central an October 1st deadline to begin oversight of management for the HOA. Luna to provide Teri and Celia contact information to the Central board members if they have questions. It will be the Central Board's decision whether to hire a management firm or self-manage.

Common Area Maintenance

1. Corridor Improvements – Area West of Lasso needs attention. Issue is water cannot get to that section without drilling another well. Board requests another bid to plant native grasses and ornamentals that do not require water.
2. Linear Park – Dead Trees – Discussion of whether to replace. Board ok to replace but want to investigate cause of death before replanting. For example, are they receiving enough water?

Open Floor

1. Complaint of Vole Damage – Luna contacted Phil with TC1 Wildlife (who also controls the gophers) and the cost to control voles is around \$25k to \$30k. They are very hard to control as they breed every 20 days. They do die off in the winter and Phil suggests power raking the grounds to promote new ground cover growth in the Spring.
2. Neighborhood streets are beginning to sprout weeds through the asphalt cracks. Luna contacted the City of Bozeman to inquire whether or not they would maintain this and the answer was no. HOA is responsible to control. HOA will add to maintenance plan for Spring 2015.
3. 10-Acre Park – dry spots noted by the bridge. Looks like more irrigation is needed for this area. Luna to contact Stay Green to investigate.
4. Poles needed to keep people from driving and parking into dead end of Phase 3. (Need Location)
5. Request to have ST Custom complete trail repair to damage caused by building. (Need location)
6. Sidewalk Repairs needed by Linear Park off Equestrian. Luna is in the process of handling that repair.
7. Discussion of owners having trampolines in open space. This is not permitted. Luna to send email to owner on Arabian Avenue.
8. Owner asks whether or not the Baxter Ditch will be manicured. Currently this area is not hooked into a well. Luna to consult with Stay Green further for this area.
9. Phase 6 – two low spots off PH 6 park and Milkhouse – heavy rains produce puddles. Luna to contact Granite Peak to repair. Another one is located by the alley and Gallatin Green.

Meeting Adjourned: 1:19pm

Next Meeting: September 10, 2014