

Baxter Meadows Master HOA  
Monthly Board Meeting Minutes  
December 10, 2014

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on December 10, 2014 at the offices of Luna Properties, LLC (LP).

**Directors Present:** Anders Lewendal, Kellen Gamradt, Greg Kujawa, David Graham & Rosie Barndt.

**Not Present:** Teri Ball & Celia Christensen

**Call to Order:**

David Graham called the meeting to order at 12:05pm MST. A quorum of Directors was present and the meeting having duly been convened was ready to proceed with business.

**NEW BUSINESS**

**Review of November Minutes**

Motion was made to approve November minutes as written. Motion was seconded and approved.

**Review of Financials and Accounts Receivables**

Financials were reviewed and no further discussion was had.

**CCR Amendment Review**

Articles 7 & 8 were reviewed and amendment suggestions made. Please refer to amendment document for more detail.

**Review of Proposed 2015 Budget**

Discussion to modify the following line items.

Delinquency - (\$5000.00)

Financial Review - \$2000.00

Remove Collection Costs - \$500.00 (owners are billed directly for these fees)

Rodent Control - reduce costs to \$7500.00

Review Sprinkler Start Up/Winterization Bid

Northwestern Energy- Add \$500 to accommodate new wells

General Reserve - change to \$5000.00

Board needs to finalize capital improvements for 2015.

## **Legal Issues**

**Phase 3B** – HOA will respond to request of developer asking the HOA to pay for maintenance for Phase 3B by referring to the final plat requirements which dictates at what point HOA becomes responsible.

**Sundance Apartments** –Board met with developers and are awaiting response from developers as to what kind of agreement/offer can be met to meet maintenance costs for parks/trails shared with Baxter Meadows Master HOA.

## **Open Floor**

Central HOA asks that the Master Board consider adding dog clean up of pocket parks. Board asks whether or not doggi pots are installed and if no what the costs would be to install in all parks of the HOA. Luna to provide bids.

**Meeting Adjourned:** 1:15pm

**Next Meeting Date:** January 14, 2015