

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on December 14, 2016 at the offices of Luna Properties, LLC (LP).

Director's Present: Kellen Gamradt, Greg Kujawa, Patricia LaPointe

Director's Not Present: Wyatt Hicks & David Dennis

Call to Order: The meeting is called to order at 12:01p MST. A quorum of directors was present at the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of October Board Minutes: The minutes were reviewed and approved as written.

Review of Financials: Financials were reviewed. LP to inquire with CPA how to post bad debt write off to financial reports.

Review of Proposed 2017 Budget: Review of proposed budget. Board agrees to change the following line items:

1. Insurance GL to \$1070.
2. Add Online Portal to Online Hosting line for clarification.
3. Change Attorney fees to \$4000.
4. Reduce collection costs to \$500.
5. Sprinkler Startup 10 Acre – remove the repair fees in the line item. And add to Sprinkler Maintenance line.
6. Reduce Northwestern Energy to \$4500.

BOD will approve the budget via email. Once approved, LP will send via email blast to owners with pie chart of CAM expenses against the income projected. Budget shows \$150,720 for income and \$110,550 for CAM expenses which is 73% of the overall budget.

Legal Report

MT Opticom is responding to the discovery Friday, December 16th. HOA Attorney will have more information to report at that time. BOD asks for attorney to give estimate of costs for budgeting in this next year.

HOA Communications

Resident Handbook will be mailed via hard copy to those owners that do not have emails on file with the HOA and emailed to all other owners via email blast.

Open Space

10 Acre Park Bridges stain project was completed before the snowfall.

Farrier Trail Lights – Christie Electric gave bid to replace the lights of \$3000, which does not include labor to install. LP to continue research on solutions to fix and present at February meeting.

Open Floor

Owner asks if a slow sign can be installed on Gallatin Green. Apartments built to the north are speeding down the street. BOD suggests to inform owner to call the police and call the city to request a sign be installed.

Homeowner sent out log in information for community site. LP to follow up.

Next Meeting Topics

Review Preventative Maintenance/Reserve Study – was storm water cleaning included?

Solar Panels allowed/ approved in PH 3b on Kimberwicke.

Discuss 2017 Wish List

Farrier Trail Lights

Ph 3 Trail Improvements

Ph6 Park Improvements

Benches

Movie Night

Annual Meeting – discuss Crossing 2 dues reduction with membership.