

**Baxter Meadows HOA**  
Board Meeting Minutes  
December 16, 2020 2PM

---

**Call to Order:** 2:07pm

**Present:** Mike Flynn, Kevin Kuehnel, Celia Gravens, Shannon Weber (Luna)

**Review of November Minutes:** Minutes were reviewed and approved with edits.

**Review Financials:**

Kevin Kuehnel reviewed the numbers from what the Master was paying for City dedicated parks against what Sundance Apartments and Crossing II was paying into the association for common area maintenance on open space. When reviewing the 2021 budget we will need to account for loss of income and loss of the expenses related to the maintenance performed on the City dedicated parks.

Discussion of proposed 2021 budget. Opticom new rates have not been confirmed, once confirmed those numbers will be added to the budget. Review of irrigation repairs and whether or not to add the \$12k Kimberwicke irrigation in the budget or leave as capital expenditure. Budget was reviewed, but not officially approved

Reminder to review with the City in the Spring 2021 regarding the irrigation of the City dedicated parks. How will the City work with the HOA in "renting" water to irrigate the parks since the water rights/wells are in the Master Communities name?

Review of past due accounts.

**Old Business**

Montana Opticom updates, waiting on scheduling of mediation. Opticom is raising their rates in 2021. The rates have not been confirmed to the HOA. Once confirmed notice will be sent to owners. The billing change will occur on February 1st for the owners.

Common Area Maintenance - Spring 2021 Tree Plan, Baxter Border Ditch green mesh, Kimberwicke Irrigation.

**Open Floor**

Homeowner Communications - Happy Holidays Message of cheer. Reminder that minutes are posted on the portal and on the HOA website of recent board meetings.

**Meeting Adjourned:** 3:04pm

**Next Meeting:** January 20, 2021 2pm