

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on February 8, 2017 at the offices of Luna Properties, LLC (LP).

**Directors Present:** Kellen Gamradt, Patricia LaPointe, David Dennis & Wyatt Hicks

**Directors not Present:** Greg Kujawa

**Call to Order:** The meeting is called to order at 12:00pm MST. A quorum of directors were present at the meeting having duly been convened was ready to proceed with business.

#### **NEW BUSINESS**

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

**Review of Financials:** Financials were reviewed. Board agrees to transfer \$5000 from operating to savings account as per the 2016 budget proposal. Presentation of allocated expense graph to be emailed out to owners.

**Reserve Study Review:** From the list provided in December 2014 from TD&H Engineers, the following items have already been repaired/replaced. Wood chips (2016), bridges painted (2016). Due in 2017 is asphalt trail seal and crack coat. In 2018 asphalt parking lot chip seal and painting of benches and picnic tables will be required. LP to gather bids for chip seal on both trails and parking lot to hopefully gain advantage on cost. Board asks if a reserve expense allocation per year report was generated in the 2014 audit. This information is needed to determine how much money is needed to save per year to meet the demands of the reserve study schedule. LP to follow up with TD&H Engineers. In addition, LP to follow up with Stay Green sprinklers about any irrigation pump service they may have happened in the past two years.

#### **Legal Report Update**

**MT Opticom** – discovery submitted first week of February. BOD asks estimated costs from HOA attorney and the response was \$10k to \$15k.

**Crossing II Parkland Credit** – Crossing II HOA is looking into options to renegotiate the parkland agreement with the City of Bozeman as owners do not feel \$30 per month in lieu of the agreement is fare since open space is not widely used by the Crossing II owners.

## **Open Floor**

- Phase 3B sidewalk installations needed. Funds are in escrow. LP to follow up with City.
- Speed Study request from City of Bozeman for Kimberwicke/Andalusian section. People are speeding down Andalusian and using the route a pass thru. LP to contact City.
- Barking dog complaint on Lasso. Only true avenue to enforce is through Animal Control.
- Farrier Lights – David Dennis volunteers to create light covers. Will look at and bring a design to next meeting for approval.
- Snow removal complaint, some days removal happens less than 2 inches, which is the contracted amount to start.

**Meeting Adjourned: 12:45p**

### **Next Meeting:**

April 12, 2017

Movie Night