

Baxter Meadows Master HOA  
Monthly Board Meeting Minutes  
February 11, 2015

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on February 11, 2015 at the offices of Luna Properties, LLC (LP).

**Director's Present:** Anders Lewendal, Kellen Gamradt, David Graham, Celia Christensen, Teri Ball

**Not Present:** Greg Kujawa and Rosie Barndt

**Visitor:** Jason Leep

**Call to Order:**

Teri Ball called the meeting to order at 12:01pm MST. A quorum of Directors was present and the meeting having duly been convened was ready to proceed with business.

**NEW BUSINESS**

**Review of January Minutes**

Minutes were reviewed and motion was made to approve January minutes as written. Motion was seconded and approved.

**Review of Financials & Accounts Receivables**

\$20,000.00 was transferred from operating account to savings account as determined in the December meeting.

TD&H bid reviewed. A motion is made to move forward with using TD&H to determine long term maintenance plans.

**Sundance Apartments**

Jason Leep met with the Board as a representative for Sundance Apartments. Mr. Leep brought an offer to the table for Sundance to begin contributing financially to common area maintenance costs. Sundance has offered to pay for standard maintenance costs for the Linear Park for Summer 2015, which includes mowing, weed control and fertilization. In addition, Sundance has offered to contribute \$12,000/yr towards common area maintenance. The Board will review and submit a response by end of next week (Feb 20). Once terms have been approved, the HOA will draft and agreement to be signed.

### **Common Area Maintenance**

Review of costs to install dogi-pots in pocket parks, Linear Park and along the trail system. The cost is an est. \$500 for material and install per dogi-pot. The suggestion is to install 10 dogi-pots. Board asks for numbers to maintain dogi-pots once a week before making the final decision. Concern is owners and the public using the trashcans for anything other than what it was meant for. This was the issue in the past and the Board decided to remove. The BOD would like to test the idea by installing 5 in the most needed places. If all goes well, the BOD will entertain installing 5 more. Luna to follow up via email regarding maintenance costs and BOD will vote via email to purchase/install the pots. The install would take place in May 2015.

**Meeting Adjourned: 1:15pm**

**Next Meeting: March 11, 2015**

### **To be Reviewed**

Bylaw Amendments 2-7

Advantage 2015 Contract