

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
February 13, 2013

Call to Order: 12:03pm

Present: Shawn Harrison, Trina Wolf, Teri Ball, John Taylor, Mike Skogen, Celia Christensen, Nanci Kahler

Review and Approve January Minutes: John suggests changing Central Owner's HOA to Residents as the HOA has not been organized to date. Shawn approves, Teri 2nds

Shawn approves bill payment to Advantage: \$3145.00.

Design Review Board

Chilton Fence Variance – Board approves variance allowing the owners to keep the fence in its original position. Luna to send a letter of approval.

Hook Fence- HOA attorney to send letter giving a deadline of June to bring fence into compliance.

Board has officially appointed new DRB members Amanda Heys and Keely Ryles. Luna to coordinate meeting of DRB members which also include Trina Wolf and Mike Skogen, with architect Matt Faure.

Budget Review

Review of proposed Central Owner Association and Master Budgets prepared by Clay Hodspor and presented by Celia Christensen and Nanci Kahler. Proposed dues would lower Master to \$33/mo.

Luna to review Advantage bills and make sure each phase is appropriately charged for services in quickbooks.

Luna to gather capital improvement breakdown to include in 2013 budget for the Master HOA. Items to consider: irrigation improvements, well installation, phase 6 pocket park completion and corridor landscaping (between Lasso and Gallatin Green).

Important to note delinquency rate per phase in considering due assessment.

Discussion of what amount of money in the operating account is considered property of the Central Owners residents. Luna to provide details of income vs. expenses for 2011 and 2012 to continue this discussion.

Board agrees to meet the following week after these items have been researched further before determining the final assessment.

Meeting Adjourned: 1:14pm