

**Baxter Meadows Master HOA**  
Board Meeting Minutes  
February 13, 2019

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on February 13, 2019 at the offices of Luna Properties, LLC (LP).

**Call Meeting to order:** 12:06pm

**Present:** Chuck Camps, Celia Gravens, Wyatt Hicks, David Guthmiller, Shannon Weber (LP)  
**Not Present:** Patricia LaPointe

**Review December Minutes:** Correction to budget approval process. Budget was a preliminary approval, awaiting cash flow review and report from CPA firm Schramm and Lewis.

**Review Financials:** Financials reviewed.

**New Business**

Crossing 2 Meeting: Review of accounts. There are 37 accounts past due in Crossing 2 HOA.

Montana Opticom Updates: Question raised of when fees may increase so the HOA can inform the membership in a timely manner. As per the bulk service agreement, the next time the fees may increase is Jan 2020. There is not an exact amount listed in the agreement.

Sundance Apartments: Partial release given as original lien included Lot R which is an adjacent lot to the apartments. The partial only releases Lot R and not the Sundance Apartments for non-payment of the agreement. Discussion to pull original permit to see if there is any parkland language attached. Board would like to reach out to Sundance Apt owners, include any language from the permit and explain the agreement entered between the two entities. Wait for response then negotiate.

City of Bozeman: Follow up with Kellen regarding Ph3B sidewalk funds and Walt Wolf. What is the recourse? Discussion again about permit process to protect parking from the soccer fields. Luna to research process.

**Meeting Adjourned: 1:15pm**  
Next Meeting: April 10, 2019