

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on February 17, 2016 at the offices of Luna Properties, LLC (LP).

Director's Present: Celia Christensen, David Graham, Greg Kujawa, Kellen Gamradt

Not Present: Anders Lewendal

Call To Order

Celia Christensen called the meeting to order at 12:02pm MST. A quorum of directors was present at the meeting having duly been convened was ready to proceed with business.

New Business

Review of December Minutes: There were no minutes taken in January as quorum was not met for the January meeting. Motion was made to approve the minutes as written. Motion is seconded and minutes were approved as written.

Review of January Financials: Financials were reviewed and approved.

Accounts Receivables:

- **Silvero** – Board agrees to move forward with foreclosure, will proposal submitted.
- **Wolf** – There are 10 lots left for Mr. Wolf to sell. No further progress on Security Title and Liens filed. LP to follow up with Alanah regarding options. Board wants to see movement on funds tied up in Liens for sold lots.

Financial Review for Website:

Discussion to include verbiage written by Rosie Brandt. Luna to email to Board for approval. Once approved information will be posted to the website and sent out via email blast to owners. The actual audit will not be posted to the website, but owners may request a copy from Luna if interested.

Open Floor

Board discusses moving monthly meetings to every other month. Next meeting will be April 13, 2016.

The covenants and bylaws were approved by a 162 votes. Luna to send out notice to owners and include on the HOA website. Alanah is currently preparing documents to be filed with the clerk and recorders, then the documents can be added to the website.

Discussion to appoint 2 more board members to replace Rosie & Teri's terms as their terms are not up until June 2017. Anders will be stepping down from the board as his term is up June 2016. Further discussion will be had at April's meeting. The next community meeting will be held in June.

Covenant Compliance Concerns: Discussion to review fining procedures for covenant violations. Luna to email sample resolution created to support the covenants for approval. Will be discussed further at April meeting. In addition start enforcing infractions for fences, light posts, trailers, VRBO-short term rentals, etc.

Sundance Apartments has not paid 2015 % due. Luna will send an invoice and will include the 2016 amount of \$12,000 due end of March.

Meeting Adjourned: 1pm

Next Meeting: April 13, 2016