

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
January 13, 2015

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on January 13, 2015 at the offices of Luna Properties, LLC (LP).

Director's Present: Anders Lewendal, Kellen Gamradt, Greg Kujawa, David Graham, Rosie Barndt & Celie Christensen

Not Present: Teri Ball

Call to Order:

David Graham called the meeting to order at 12:06pm MST. A quorum of Directors was present and the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of December Minutes

Motion was made to approve December minutes with the correction to Celia Christensen was actually not present. Motion was seconded and approved.

Review of Financials & Accounts Receivables

Financials were reviewed and discussion to begin process to gather bids for an accountant financial review. Board agrees to bid three accountants, Schramm & Company and two others. Board also agrees that an engineer should give a long term plan for maintaining the common areas (sidewalks, trails, irrigation, etc). Luna to gather bids from TD&H and Allied (Doug Chandler) to perform an evaluation. Once that step has been completed, then the Board will bring the evaluation to the accountant and ask for a long term plan for maintenance (10/20 yr) as well as financial review of the books for the HOA.

- **Changes to principals on the following bank accounts will be as follows- in order to remove past board members!**

*4099 – Teri Ball (President) Anders Lewendal (Secretary) and Celia Christensen (Treasurer)

*5147 – Teri Ball (President) David Graham (VP) and Celia Christensen (Treasurer)

*7168 – Teri Ball (President) and David Graham (VP)

Final Review of 2015 Budget

Motion made to approve revision #2 of budget. Motion is seconded and 2015 Budget is Approved! Board discussed moving \$20,000 from operating account to savings account. Motion is made and seconded. Motion passes.

CCR Amendment Review

Articles 9 & 10 were reviewed and amendment suggestions made. Please refer to amendment document for more detail. This concludes the review of the declaration and now the bylaws will be reviewed.

Legal Issues

MT.Opticom – no new updates, waiting on Attorney to finish up the claim paperwork for Board approval.

Sundance Apartments – waiting on developers to present an offer to the HOA.

Meeting Adjourned: 12:55pm

Next Meeting: February 11, 2015