

## **Baxter Meadows Master HOA**

Board Meeting Minutes - 1pm

January 17, 2020

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**Call to Order:** 1:04pm

**Present:** Board Members - Kevin Kuehnel, Celia Gravens, Mike Flynn, David Guthermiller, Chuck Camps, Shannon Weber (LP), Homeowner: Rich Sippos

**Review of Oct. 25th, 2019 Minutes:** Minutes revised by Kevin Kuehnel, Mike motions to approve, Kevin seconds, all are in favor. 5-0.

**Review of Financials:** Review of financials. Discussion to move funds from operating to reserves account based on three months operating, less Montana Opticom costs. Board approves to move \$30k from operating to reserve account. Request to look into CDs and money markets to place funds. Review current CD in place. Luna will email the Board options. Contact Advantage and remind to remove snow at 2 inches as per contract. On January 16th the snow was removed at one inch. David requests to have a cash flow report for the next meeting. Discussion to look at how much money the HOA should have in reserves and to refer back to the reserve study to implement a plan to rebuild reserves.

### **Old Business**

Phase 3 West Sidewalks - discussion to send letter to Walt Wolf regarding sidewalk installs, Chuck Camps will draft and work with Luna.

City of Bozeman Sanitary Sewer Project - The City rejected our counter proposals and now the HOA is waiting on the City for a response.

Crossing II HOA - Discussion to change the billing of the parkland agreement fee paid from Crossing II HOA vs billing homeowners directly. Crossing II Board would have to approve change and would like to meet with the Master Board annually at the end of the year to review the parkland agreement. Kevin motions to agree to the change in billing terms from homeowner to direct bill to Crossing II HOA (if their board approves), after all homeowners have caught up on their past due amounts. Celia seconds. All approve. 5-0.

### **New Business**

Review of Proposed 2020 Budget - Review of budget. Income adjustments to merge Crossing I HOA dues into HOA Dues Income line item. Keep Phase 3A alley fees on their own line item. Sundance Apartment payment will be \$7200 for 2020. Tree care - weevil damage needs to be addressed and included in the budget.

Montana Opticom- Review of letter to be submitted to Opticom regarding lack of service to Crossing II homeowners. Mr. Sippos brings concerns to the Board regarding that the rate increase in the contract per year must be 10% below market rates.

Spring Walk Thru with Advantage to review trees, voles, Linear Park Court Repairs

Quarterly Newsletter Ideas - to discuss at next meeting.

## **Open Floor**

Bank Account signers need to be updated with Mike Flynn and Chuck Camps.

Snow Removal Request: Contact Advantage and remind to remove snow at two inches as per contract. On January 16th the snow was removed at one inch.

## **Meeting Adjourned:**

Next Meeting Date:  
Friday, February 21, 2020

Next Meeting Topics:  
Spring Walk Thru  
Quarterly Newsletter