

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
July 9, 2014

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on July 9, 2014 at the offices of Luna Properties, LLC (LP)

Directors Present: Teri Ball, Keri Thorpe, David Graham, Anders Lewendal, Celia Christenson

Also Present Were: Shannon Weber & Kathi Cowdrey (Luna)

Not Present: Director Mike Skogen

Call to Order

Teri Ball called the meeting to order at 12:20pm MST. A quorum of directors was present and the meeting having duly been convened, was ready to proceed with business.

NEW BUSINESS

Review of June Meeting Minutes

Motion was made to approve with changes. Motion passes, minutes approved.

Legal Issues

Board requests deadline for response given to Steve Broadbent regarding the park maintenance agreement suggestion. The original letter gave a deadline of end of June but the letter has not been sent to date, attorney still needs mailing address. Letter will be sent first of July and Mr. Broadbent will be given two weeks to respond.

Mt. Opticom letter received no response and the HOA Attorney is moving forward with legal procedures against the company.

Amendment Suggestions – Discussion to amend Master Covenants and Bylaws, specifically the number of board members allowed from five to seven, removing the delegate districts as this idea no longer serves the size of the HOA, including email communication for notification, etc. Keri motions to use funds to bring the HOA Attorney online to investigate Master Covenant and Bylaws as they relate to sub-associations, specifically noting that sub-association documents supersede the Master documents if conflict. All agree, motion passes. Further discussion of whether to create a committee to oversee amendment suggestions, create a list to give the attorney direction or ask the attorney to perform a complete overhaul. FINAL DECISION NOT DETERMINED.

Accounts Receivables

Phase 3B is not paying monthly HOA dues. Collection policy will be enforced.

Master HOA

Board elections will be run and completed by the Fall September meeting. AND after the Central Board Elections have completed.

Central HOA

Board Elections have been extended to July 14, 2014 as votes are still needed.

Common Area Maintenance

Review of TD& H Map of Common Area Space – BOD questions what the purple represents in purple and to define in the legend that PHASE 1 is not a part of the Master HOA.

Open Floor

Baxter Ditch Area- Broken bench and Walt Wolf is responsible, along with two picnic tables that were supposed to be installed in this area.

Owner Request to place a picnic table partially in the open space behind 2387 Arabian. After much discussion, Board motions to not approve this request and allow the owner to place equipment in the open space. Motion passes, Luna to contact owner.

Owner Request for permission to park commercial van in driveway on Andalusian, since the van does not fit inside the garage. After discussion, a motion is made to authorize temporary permission, pending two-year review for renewal and if the van is replaced at any time, owner must request new approval. Motion is seconded, all approve. Motion passes.

Meeting Adjourned: 1:21pm

Next Meeting Date: August 13, 2014