

**Baxter Meadows Master HOA**  
Board Meeting Minutes - July 25, 2019

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on July 25, 2019 at the office of Luna Properties, LLC (LP).

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

**Present:** Kevin Kuehnel, Chuck Camps, Mike Flynn, David Guthmiller & Celia Gravens

**Review April & Annual Minutes:** Minutes were reviewed and approved as written.

**Review Financials:** Financials were reviewed.

**New Business**

Determine Officers - Board elects to nominate officers during August meeting.

Tree Pruning Request - Bid of \$375 presented, Board approves to prune trees off trail.

Linear and Pocket 2C Park Bench Replacement - Board approved replacing broken benches at an est. cost of \$5500.00 to replace and install.

Multi-Use Building on Gallatin Green - Discussion as to HOA stance on building multi-use on this particular lot. The lot is zoned for multi-use and the plan submitted did not violate design guidelines. Therefore Penny Murray, the person that reviews new builds approved the plans. Parking is an issue and size/scale of project raised by visiting homeowner. August 5th Commission will make a decision. Suggestion to demand higher parking space for project.

Crossing II - Discussion to inquire with HOA attorney about membership. Board requests up to 2 hours for research. Luna to contact Thom White for Maintenance District updates. Updated materials produced by City would be helpful. Mike Flynn will communicate with Loren Olsen board member of C2.

**Open**

Request to contact City about median at Gallatin Green and Equestrian regarding maintenance.

Request made to send snow coverage and common area maintenance map to BOD.

Phase 3B sidewalk install. Request to speak to City about the funds held in escrow for sidewalk install and funds released to Walt Wolf.

**Next Meeting:** August 23, 2019 -12pm