

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
June 10, 2015

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on June 10, 2015 at the offices of Luna Properties, LLC (LP).

Director's Present: David Graham, Greg Kujawa, Rosie Barndt, Kellan Gamradt, Celia Christensen

Not Present: Anders Lewendal

Call To Order

Celia Christensen called the meeting to order at 12:01pm MST. A quorum of Directors was present at the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of May Minutes: Minutes were reviewed and motion was made to approve May minutes as written. Motion was seconded and approved.

Review of May Financials & Accounts Receivables: BOD agrees to transfer \$50,000 from operating account to savings. No further action will take place regarding CDS and other financial options until the financial review has been completed. David motions to approve financials and transfer. Kellen 2nds. Approved.

Legal Issues: MT Opticom recently completed a federal financial review and did not pass. Results of audit could affect the law suit. Continued waiting period until further information is given.

Review of Sundance Agreement: HOA is in contract with Advantage for this summer to maintain Linear Park. This section should be removed. Alanah to follow up with Willet to determine the language regarding HOA not protesting future projects.

Financial Review: BOD reviews bids from Amatics, Wipfli & Rudd & Company. After much discussion, BOD approves the Amatic bid to perform the review. Rosie Barndt will communicate and follow up with Amatic and work closely with Luna for the review. BOD also approves the cost of \$4400 which includes prep of Financial Statements.

Spring Community Meeting: BOD approves agenda for the meeting set for 6/11/15.

Amendments: Alanah suggests replacing the Bylaws all together instead of editing the current documents. Alanah will send over Bylaws for approval. Alanah asks BOD to think about additional items to add to the amendments if needed. Brief discussion of renting rooms and whether to allow chickens. BOD asks Luna to contact last multi-lot owner in Phase 6 (north of Ander's lot) to determine what the build plans are for the site. This will determine whether to present a change in covenants regarding property definition.

Updates: Well Sharing Agreement is being prepared by Alanah. Waiting on draft for approval.

Meeting Adjourned: 1:15PM

