

Baxter Meadows Master HOA

Monthly Board Meeting Minutes

June 11, 2014

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on June 11, 2014 at the offices of Luna Properties, LLC (LP).

Directors Present: Teri Ball, Keri Thorpe, Mike Skogen, and David Graham.

Also Present Were: Shannon Weber & Kathi Cowdrey (Luna), Mike and Kathy Bergevin

Not Present: Celia Christensen and Anders Lewendal

Call to Order

Teri Ball called the meeting to order at 12:05pm MST. A quorum of directors was present and the meeting having duly been convened, was ready to proceed with business.

NEW BUSINESS

Fence Variance

Mike and Kathy Bergevin, owners of 4559 Danube, presented their fence variance request. They live in Baxter West where the board feels the fence guidelines can allow for more "creative" fencing and the guidelines allow flexibility for material choices. After reviewing the Bergevin's plans it was a motion to approve was issued by Mike Skogen. David Graham seconded. Motion passed. Luna will get an approval letter from Nanci Kahler or type one up for the Bergevin's if she does not have one.

Board of Director Members

Teri, Keri, and Mike's terms are all up this summer (Board history attached). A notice will be sent out to Baxter Master owners requesting volunteers to run for the board. Teri expressed interest in remaining on the board and Keri was undecided. The Central Election is going on right now so Kathi suggested there may be less confusion if the Master request and election happened after the Central election was completed.

There were again questions as to how many members should be on the Baxter Master board. The declaration and bylaws state different guidelines. Per Teri's conversation with the HOA attorney Alanah Griffith, the declaration is the document that runs with the land and what the

declaration says will over rule the bylaws. Keri requests that Alanah follow up with an email stating this new interpretation since we previously received guidance from Alanah on this matter via email. The declaration now states that a minimum of 3 members, not a limit as to a maximum. Alanah has stated that HOA boards typically have 5-7 members. The board is good with going with 5-7. It was agreed that the board will determine how many with the interest generated with the request for volunteers.

West Guidelines-recorded document

Keri stated that the incorrect version of the Baster Meadows West Design Guidelines was recorded with a clause regarding sidewalk maintenance removed. Keri said this should be corrected since the Board did not provide input on this change.

Review of May Minutes

A few changes were made to the May minutes; they were approved with the changes in place.

Park Maintenance

The Sundance letter draft that was done by Alanah was approved via email by the board of directors (email correspondence attached). Alanah has sent it out.

Opticom

Alanah wanted formal approval to go ahead with the Opticom suit. Teri motioned to approve, David seconded, the board approved to give Alanah the go ahead.

Collection Update

It was questioned whether ICCL should be sent to collections. They did just make a recent large payment. Luna will look into it further.

Central Election

Kathi is waiting for one more bio to come in then she will get the ballots sent out.

Common Area Maintenance

Common area map draft was looked at. Keri pointed out two areas that needed to be added. Teri mentioned that Pam Alvord would like to see the trails numbered. The changes by Keri will be requested of TD & H.

Cashman's is scheduled to begin work on the Central Corridor. It will be about a month and a half of work. Weather dependent. In the

meantime the board would like to see the corridor mowed. They would also like Luna to check with Advantage to make sure all the trails were sprayed.

The board requested that Luna have the handyman screw in the top caps on the tops of the posts along the trails.

Open Floor

The post light issue with new construction was brought up. The board agreed that they would let all new builders apply for a variance so they would not have to install the post light. There are very few homes with the post light and it seems to be not a great idea to make everyone put them in after the fact. Luna will notify Penny of this decision.

EJ Hooks submitted a final snow removal plan. A motion to approve was given by Teri, Keri seconded, motion passed. Teri will put it on the website.

Teri mentioned that Barclay Hooks was interested in the vacant DRB position. Luna will contact the DRB to get their opinion.

The board mentioned that they would like to get emailed a copy of the agenda before the board meetings.

Keri mentioned that the city is having a meeting in July that will decide whether or not to enforce the sidewalk installation on vacant lots in phase 2.

Meeting Adjourned – 1:31pm

Next Meeting Date:
July 9, 2014

Teri and Dave Ball

From: Teri and Dave Ball [balldt@gmail.com]
Sent: Wednesday, June 11, 2014 12:39 PM
To: 'Keri Thorpe'; 'Celia Christensen'
Cc: 'Anders Lewendal'; 'Kathi Cowdrey'; david@grahamenterprisesinc.com; 'Mike Skogen'
Subject: RE: Sundance Apartments

Kathi,
We have four yes votes (Keri, Celia, Anders, and I) so we can let Alanah know she can mail it.
Thanks,
Teri

From: Keri Thorpe [<mailto:keri.thorpe@gmail.com>]
Sent: Wednesday, June 11, 2014 10:40 AM
To: Celia Christensen
Cc: Teri And Dave Ball; Anders Lewendal; Kathi Cowdrey; david@grahamenterprisesinc.com; Mike Skogen
Subject: Re: Sundance Apartments

I agree.

Keri

On Tue, Jun 10, 2014 at 7:33 PM, Celia Christensen <celia_christensen@hotmail.com> wrote:
Looks good.

On Jun 10, 2014, at 5:05 PM, Teri And Dave Ball wrote:

I agree, looks good. Thanks,
Teri

On Jun 10, 2014, at 1:43 PM, Anders Lewendal <anders@lewendal.com> wrote:

Looks good to me.

Anders

Anders Lewendal Construction, Inc.
www.buildingbozemanhomes.com



On Tue, Jun 10, 2014 at 1:22 PM, Kathi Cowdrey <kathi@lunaproperties.biz> wrote:

Hi,

Here is the draft of the letter to Sundance. Please let me know if you would like anything added or changed.

Thanks!

Kathi

From: Alanah Griffith [mailto:Alanah@GriffithLawGroup.com]
Sent: Tuesday, June 10, 2014 12:44 PM
To: Kathi Cowdrey
Subject: RE: Sundance Apartments

Here you go.

Alanah

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Griffith Law Group

Alanah Griffith

108 N. 11th, Unit #1

Bozeman, MT 59715

[\(406\) 624-3585](tel:4066243585)

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From: Kathi Cowdrey [<mailto:kathi@lunaproperties.biz>]
Sent: Monday, June 9, 2014 2:46 PM
To: Alanah Griffith
Subject: RE: Sundance Apartments

Thanks!

From: Alanah Griffith [<mailto:Alanah@GriffithLawGroup.com>]
Sent: Monday, June 09, 2014 2:31 PM
To: Kathi Cowdrey
Subject: RE: Sundance Apartments

No, it is on my to do list. I will get that done for review shortly.

Alanah

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Griffith Law Group

Alanah Griffith

108 N. 11th, Unit #1

Bozeman, MT 59715

[\(406\) 624-3585](tel:4066243585)

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From: Kathi Cowdrey [<mailto:kathi@lunaproperties.biz>]
Sent: Monday, June 9, 2014 2:28 PM
To: Alanah Griffith
Subject: RE: Sundance Apartments

Yup! Yes, I get confused with them daily!

From: Alanah Griffith [<mailto:Alanah@GriffithLawGroup.com>]
Sent: Monday, June 09, 2014 2:21 PM
To: Kathi Cowdrey
Subject: RE: Sundance Apartments

Is that Broadbent? Sorry, a few fires going in Baxter.

Alanah

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Griffith Law Group

Alanah Griffith

108 N. 11th, Unit #1

Bozeman, MT 59715

[\(406\) 624-3585](tel:4066243585)

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From: Kathi Cowdrey [<mailto:kathi@lunaproperties.biz>]
Sent: Monday, June 9, 2014 11:58 AM
To: Alanah Griffith
Subject: Sundance Apartments

Alanah,

Did you send out another letter to Sundance yet?

Thanks!

<image001.jpg>

Kathi Cowdrey

HOA Manager

40 East Main Street – Suite 210

Bozeman, MT 59715

[406.582.7490](tel:406.582.7490) office

[406.582.0709](tel:406.582.0709) fax

kathi@lunaproperties.biz

Baxter Master Executive Board History

June 2010 - Teri and Trina were elected. Sometime in later 2010 Michelle was added. We didn't have minutes then.. so that can't be tracked.

September 2012 - Michelle stepped down, Mike Skogen volunteered and was appointed by the BOD in the fall. I will double check that timeframe, but I believe that's when that was. Either way, Mike's term is up.

May 2013 - Trina resigned, Keri appointed to replace.

June 2013 - Shawn & John Stepped Down

June 2013 - Ran a new election to replace Shawn & John - David, Celia & Wendy were on the ballot.

David and Celia were elected and the BOD (driven by Shawn) decided to make the board member number 7 and appoint Wendy and Anders. This was done to accommodate adding Wendy since Shawn thought it would be beneficial to have a rep of Walt on the BOD and we didn't want the number to be even (6).

Terms are for 3 years.

Who is on: Celia, Anders, and David

Who is up: Teri, Keri, and Mike

*Celia has also mentioned resigning.