

## **Baxter Meadows Master HOA**

Annual Meeting Minutes

June 13, 2019 - 6pm

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**Call to Order:** 6:02pm

**Introductions of the Board & Management:** Patricia, Wyatt, David and Shannon Weber with Luna.

**Review of Financials:** Dues were raised by \$10 in June of 2018. Board hired Schramm & Associates (CPA firm) to review the financials and cash flow to determine if dues should be raised again. It was determined to raise another \$5 in 2019. Once the reserve builds back up, then future boards can look at reducing the monthly fee.

To help offset the reserves, Sundance Apartments should be paying the HOA money owed from parkland agreement for the Linear Park. They owe \$24,000 for 2017 and 2018. Then the yearly fees will be 2019- \$9600, 2020 - \$7200 and then starting in 2021-\$6000 until the City of Bozeman takes over the maintenance of the parks.

Discussion of Montana Opticom differences in income/expenses: The largest difference is between the homeowners in Crossing 2 not paying their Montana Opticom fees. Baxter Master HOA is responsible for Opticom charges on the Crossing 2 lots. The attorneys for Montana Opticom, Master and Crossing 2 are working out the details.

Lawn care services are billed on a monthly basis. For the 2019-2020 snow removal contracts, Board will consider a base monthly rate to control costs for snow removal.

City of Bozeman Park Maintenance District: The City initially was going to send it out on the November ballot but found a law that would not allow them to do so. They will now be asking for any protests to the maintenance district.

**Board Election:** 128 votes were required. We received 53 votes. Luna will be sending out another online election. The second vote will need 64 votes.

### **Open Floor**

- Multi-Unit Complex on Harper Puckett. 12 units - 3 story, 70 parking spots. Three owners are suing the City over the project. Wyatt wrote a letter to the City on behalf of the HOA. There are some people that are in favor of the development. Discussion to share information on the subject. The HOA is the adjacent property owner to of the proposed development. Location of site is on Baxter Lane and corner of Harper Puckett.
- City of Bozeman offering rebates for native grasses and putting in drought tolerant plants. Question of how to submit changes - send to DRB.
- Baxter Lane speed is an issue. The speed limit is 40mph. There isn't much the HOA can do to control speed other than voice concerns to the City. Really a matter for homeowners to continue to communicate concerns to the City to get them to respond.
- Question to add more trees in the 10-acre Park on the south side. Wyatt answers that there is a list the HOA is looking at for maintenance with tree replacements, trail repairs and bench repairs.

- Any concerns about parking with the new school and soccer fields will impact the community? Concern of new elementary school and how that will impact parking. Permit parking might be a resolution.
- Speed control - speed bumps or painting that looks like speed bumps might be an option. Would be up to City.

**Meeting Adjourned:** 6:51pm