

Baxter Meadows HOA

Monthly Board Meeting Minutes

June 14, 2013 – 12pm

Call to Order: 12:05pm

Present: Shawn Harrison, John Taylor, Keri Thorpe, Shannon & Cassie (Luna)

Review and Approve May Minutes: Shawn motions to approve, John 2nds – APPROVED

Review & Approve Current Bills: Shawn motions to approve (with the exception of Nanci Kaehler's bill until Faure has reimbursed the HOA) Keri 2nds – APPROVED

Common Area Improvements

Discussion of whether to drill a well in Linear Park. It was originally recommended by Stay Green Sprinklers, but after a walk thru of the projects this spring, Stay Green discussed with Shawn Harrison, Cassie and Patrick with Advantage that there was not a need to drill a new well. Board discussed and decided to save the funds. Recently, Phase 1 contacted the Master HOA and warned that the Linear Park should not be run off the well that is located in Phase 1. **Luna to research what name Phase 1 well is currently listed under.** In addition, Phase 1 is hooked up the well that is failing, in the Riata Park and that well is in Baxter Meadows Master name. Board will make no changes at this time.

Board Elections

Keri Thorpe was appointed to the vacancy of Trina Wolf, via email. Luna to print out emails and attach to May Board Minutes as back up. Moving forward, any voting conducted via email should be printed out and attached to minutes for transparency. **Luna to email board final vote tally after June 21st.** Discussion again to change board positions from five to seven. After the election is complete, Board will reconvene and discuss increasing.

Design Review Committee

- Mike Skogen to look at EJ Hook fence and report back to Master Board. Awaiting word.
- DRB met to discuss fence and landscape review. Discussed asking owners to pay a \$500 performance deposit to eliminate owners building without approval or building against the approval stipulations. Also, DRB would like to fine \$150 for violations during building process. Master Board reviewed and discussed \$500 was too high to build a fence since \$1000 is asked to build a house. Board suggests changing to \$250. **Luna to change application and communicate to DRB the change.**
- The Board states that the Crossings does not have to go through the Master HOA Design Review in addition to the Crossing HOA design review. The Crossing DRB is sufficient.

- Shawn reiterates that the DRB needs to be involved with all submissions of new construction plans whether or not a variance is needed. Need to make sure COLOR, ELEVATION and MATERIALS are congruent to covenants. Changes in this process cannot be made without Master Board Approval.

Capital Improvement Projects

- Well Installation to begin this week, weather permitting.
- City to seed Phase 6 park week of 6/17 (**Luna to send insert in invoices to remind owners work has been completed and to check it out!**)

Open Floor

- Walt Wolf of BMW, LLC emails board permission to move the trail bordering Phase 3 and The Knoll- west of Arabian to the east side of the meandering stream. Board approves the change. Keri Thorpe suggest notifying bordering neighbors that a trail will be built in this area as a courtesy. Change of plans must be approved by City.
- Anders Lewendal purchased the lot north of Duck Creek Condos. Question raised of how to bill HOA dues as this lot is platted for multi-units. Central Condo Owners Association states that dues are billed per unit. Until units have been built, Board states that lot should be billed as one lot, one door.
- Teri Ball and Keri Thorpe to meet with City Planning Department to go over Phase 2A, 2B and issues with Phase 6 park.
- Review of amendment suggestion from Alanah Griffith. Board to review and discuss via email.