

Baxter Meadows Master HOA  
Monthly Board Meeting Minutes  
March 11, 2015

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on March 11, 2015 at the offices of Luna Properties, LLC (LP).

**Director's Present:** Anders Lewendal, Kellen Gamradt, David Graham & Greg Kujawa

**Not Present:** Rosie Barndt & Celia Christensen

**Retired:** Teri Ball voluntarily stepped down from the Board position after 4 years of service.

**Call to Order**

David Graham called the meeting to order at 12:00pm MST. A quorum of Directors was present and the meeting having duly been convened was ready to proceed with business.

**NEW BUSINESS**

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

**Review of Financials and Accounts Receivable:** Financials reviewed. BMKM, LLC was sent to collections and is settling to complete Duck Creek Townhome project off Gallatin Green Blvd.

**Financial Review:** Awaiting final report from TD&H.

**Review Bylaw Amendments:** Reviewed Sections 2 through 7 for changes to be made by the HOA attorney for sections that are inconsistent with the suggested amended covenants.

**Legal Issues:**

**MT Opticom:** Final review of complaint before attorney files. Suggestion to define HOA as Association and keep consistent throughout the document. Review amendment filed in January of 2009 to confirm whether or not this amendment released HOA from liability of unpaid fees. Board approves with these changes to move forward with filing. LP to communicate with the Attorney.

**Sundance Apartments:** Still waiting for response from Developers for maintenance agreement cost sharing.

**Common Area Maintenance:** Dogi Pots have been ordered and will be installed in Pocket Parks in Central HOA, Linear Park, 10 Acre and Trail Head by Baxter Ditch.

**Board Nominations:** In light of Mrs. Ball's recent retirement from the Board, a new president must be nominated. David motions for Celia to become the next President of the Board, Greg seconds. Motion passes and is approved.

**Bank Account Revisions:** Teri Ball will be removed from all bank accounts and Rosie Barndt will replace Teri on all accounts.

**Meeting Adjourned: 12:56pm**

**Next Meeting Date: April 8, 2015**

