

Baxter Meadows Master Community

Board Meeting Minutes

May 8, 2013

Call Meeting to Order: 1pm

Attendance: Teri Ball, John Taylor, Shawn Harrison, Mike Skogen, Keri Thorpe, Nanci Kaehler, David Graham, Jason (Stay Green Rep) Shannon Weber (Luna)

Review and Approve April Minutes: Board elected to approve via email as meeting time ran out.

Review Current Bills to Pay: Shawn motions to approve Stay Green bill of \$4935.00, Teri 2nds. Stay Green explains nature of repairs and expense of bill. Brief discussion of connecting Ph 6 owners to well. Due to originally installation of the system, not an easy task as hooking up.

Nomination for Board of Directors: Shawn Harrison and John Taylor will be stepping down from the Board after serving their terms. Trina Wolf is no longer on the BOD due to change in ownership of lots. Walt Wolf is now owner of The Knoll and would like to run for the board. He has asked to have Wendy Wilson be appointed as BMW, LLC representative and attend meetings. Luna to ask attorney if this meets the criteria of the covenants. An election needs to be held to replace Shawn and John and the BOD needs to appoint someone to replace Trina Wolf's vacancy. David Graham introduces himself to the BOD.

Estimated time for new board term to start JULY 1st. Discussion of increasing board size from 5 to 7 Board Members. Discussion only, not approved.

DRB Review: Mike Skogen to contact EJ Hook and inspect the fence for compliance. Board discusses hiring Nanci Kaheler to support design review process with follow up inspections, photos of surrounding homes and color matches, communicate with Matt Faure and DRB. Nanci to be compensated \$200 from builder and \$350 paid to Matt Faure for total cost of \$550 for design review (which is current fee).

Capital Improvement Projects: Discuss bids for improvements. Board discusses moving forward with Stay Green Irrigation to install new systems. Approved to use Van Dyken Drilling for new well installation. New well to be installed in the common area behind Riata/Equestrian, and area north of Equestrian by the Vet clinic. Luna to contact Tom White regarding seeding the Phase 6 park.

Update: Review Alana Griffith recommendation for amendment to collection wording in covenants. WAS NOT REVIEWED AND DISCUSSED. Add to June Agenda.

Meeting Adjourned: 2pm