

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
May 13, 2015

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on May 13, 2015 at the offices of Luna Properties, LLC (LP).

Director's Present: Anders Lewendal, David Graham, Greg Kujawa, Rosie Barndt

Not Present: Celia Christensen & Kellen Gamradt

Homeowners Present: Garrett & Katelynn Drake & Veronica Wald

Call to Order

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

NEW BUSINESS

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

Review of April Financials & Accounts Receivables: April financials were reviewed and no further discussion was needed.

Legal Issues: No further movement on MT Opticom laws suit filed. Waiting on Sundance Developers to present maintenance agreement for review.

Common Area Maintenance

1. Advantage Bid – BOD approves signing 3 year contract with amendment to contract that the HOA can cancel with 30 day written notice at anytime.
2. Traffic Control on Ferguson Ave – Request from homeowner traffic control the City plans to implement due to the extension of Ferguson Ave. LP to contact Director of Public Works for more information.

Financial Review

1. TD&H Update – Review of draft #1 of the maintenance plan. LP to meet with Kyle to review and will email BOD follow up.
2. Review of CPA RFP. BOD approves, Rosie will send out to CPAs to begin collecting proposals for a professional audit.

Spring Community Meeting

BOD sets date for June 11, 2015 at Chief Joseph Middle School. Agenda is set which will include discussion of the proposed amendment suggestions to the Master Bylaws & Covenants.

Open Floor

1. Phase 3 Well Installation – The well installed by Van Dyken Drilling was drilled on private property. To resolve, owners ask for use of the well for sprinkler system as a trade. Owner will file Form 602 to have water rights for usage and will give easement for HOA to perform maintenance and right to use water for open space. In addition, Kurt Westra from Van Dyken will raise the pump to an 18” rise to meet the grade of the property. Anders motions to approve reciprocal agreement giving HOA easement to perform maintenance on the well and right to use the water. Greg 2nds. All are in favor, motion passes.

2. Linear Park Dog Complaints – Duck Creek owners are present at the meeting to discuss preventative measures to protect Linear Park from increase dog use from the Sundance Apts. Request to add more signs to the park. BOD agrees to add 3 signs that state the park is not a dog park and list the Animal Control number on the sign for anyone to call if dogs off leash are witnessed. LP to call Developer of Sundance Apts and ask that a dog policy be in place with rental packets, specifically stating the Linear Park is not a dog park, dogs must be leashed, etc.

3. Baxter Ditch and Linear Park Ditch – Owner provided photos of these areas and others along the trail system that have collected debris. The BOD was already aware of this issue and had on schedule already a contractor to clean out. Kathi with LP cleaned the Linear Park ditch out a few weeks prior. So the issue will be resolved.

Meeting Adjourned: 1:05pm

Next Meeting Date: June 10, 2015