

Baxter Meadows Master HOA

Monthly Board Meeting Minutes

May 21, 2014 – 12pm

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on May 21, 2014 at the offices of Luna Properties, LLC (LP).

Directors Present: Teri Ball, Keri Thorpe, Celia Christensen & Anders Lewendal.

Also Present Were: Alanah Griffith (HOA Attorney), Shannon Weber & Kathi Cowdrey (Luna)

Not Present: David Graham and Mike Skogen

Call To Order

Teri ball called the meeting to order at 12:05pm MST. A quorum of directors was present and the meeting having duly been convened, was ready to proceed with business.

Review of April Minutes

Discussion to create new paragraph under the Not Present section announcing Wendy Wilson resignation. In addition to list block and lot numbers vs. owners to protect the owner's privacy. Under Central HOA section, mention that Keri's intentions regarding not supporting the HOA to prune Central is that the governing docs state property owners are actually responsible. Minutes were not approved until changes are made.

NEW BUSINESS

Legal Issues

- a. Builder Trevor Smith has not complied to legal requests to show proof of approved design plans for building. The attorney has defaulted and the HOA can proceed to foreclose if necessary.
- b. MT Opticom – HOA will pursue legal action against MT Opticom to get out of the contract and mandatory payment of these services. Alanah Griffith will attend the annual meeting to communicate the HOA's position with this matter.

- c. Park Maintenance Agreement – Alanah requests details from the Board as to what is most desired out of the agreement. Funds will be determined to support the maintenance of the parks as well as considering overall increased usage. BOD discussed collection of funds up front, then monthly fees, based on certificate of occupancy. It was determined to ask for a monthly fee per unit.

Accounts Receivables

Update – the collection agency was successful this month as another owner paid their account in full estimated \$3000 balance.

Central HOA

A total of four owners have volunteered to run for the board. BOD requests election to be included on the annual meeting agenda for further awareness. Luna to start election/ballot process after the annual meeting.

Common Area Maintenance

- a. Review of Ph2D & 6 Corridor bid to install landscaping. Cashman Nursery's bid was much lower and BOD decides to move forward with Cashmans. Luna to communicate with Cashmans and Stay Green Sprinklers to coordinate the install.
- b. The Storm Water Drain has become an issue with construction debris blocking the system. Teri mentions that the City is in review of cleaning these drains and it will be determined at some point that either the City will pay for or the HOA. Discussion was had to bring awareness to the Board.

Design Review

HOA needs to file the revised design review guidelines. A signature page is needed in order to file.

Open Floor

Discussion of number of board members for the Master. The current board consists of six board members. The governing documents, bylaws, actually state a maximum of five board members. Celia Christensen states that she will step down to bring the board to five. Teri Ball feels that the governing documents should be amended to allow for seven so that quorum can be met at monthly board meetings. Teri served on the board

when there were five and quorum was often difficult to get and thus meetings were postponed. More work can be done with seven members. Keri feels it will be difficult to retain 7 members, she opposes amending the documents. The suggestion was to prepare and amend at the fall meeting. Nothing was decided and topic was tabled until the next board meeting.

Annual Meeting agenda was discussed and set for the June 2nd meeting.

Meeting Adjourned – 1pm

Next Meeting Date:
June 11, 2014