

Baxter Meadows Master HOA

Board Meeting Minutes

May 26, 2021 - 2pm

Call to Order: 2:06pm

Present: Kevin Kuehnel, Chuck Camps, Laura Dorenberger, Mike Flynn, Celia Graven, Shannon Weber (Luna)

Review of April Minutes: Minutes were reviewed and approved as written.

Review of Financials

Financials and past due accounts were reviewed.

City of Bozeman snow removal reimbursements received: \$3385.00, submitted and under review \$505.00. Reimbursements were paid out between 2020 and 2021, total \$26,933.67. Review of the snow removal reimbursements. Board asks for copies of all of the snow removal invoices for Nov 2020 through April 2021. Need to adjust the budget to offset the City of Bozeman dedicated parks reimbursements and remove Sundance Apartment agreement.

Old Business

Crossing I Bridge Maintenance- Discussion of how to move forward. Board would like to have the paint removed and stain it. Mike Flynn will reach out to Luna to help find a vendor that can do the work.

Montana Opticom - Board reviewed case details.

Tree Maintenance - need to schedule to inspect removal and replacement in common areas only, Advantage bid approved to treat weevil damage.

Kimberwicke Irrigation Repairs Update- Mike Flynn will contact Jason with Stay Green to talk about the timing of the irrigation turn ons and the Kimberwicke project.

New Business

Community Meeting - June 9, 2021

Discussion of format and protocol for the annual meeting. The Board election will be conducted online. Bios for the candidates will be sent out prior to the meeting. The election will open June 10 and close June 18.

Meeting Adjourned: 3:20pm

Next Meeting: 6/30/21

Luna Action Items

1. Luna to contact City Drafting department to try and locate meter maps.
2. Luna to reach out to CPA to inquire about balance sheet improvements- park and irrigation
3. Luna to send copy of all snow removal bids and copies of what was submitted to the City
4. Violations noted for RV parking on Ferguson.
5. Luna to send meeting materials and candidate bios to homeowners for the annual meeting.
6. Luna to adjust budget regarding the City of Bozeman reimbursements policy that was changed by the City after the budget was approved. Board to review and approve.