

Baxter Meadows Master Community

Fall Meeting

November 2, 2015- 6pm

Meeting Called to Order: 6:04pm

Introduction of Board: Celia Christensen, Kellen Gamradt, Greg Kujawa

Luna Reps: Shannon Weber **HOA Attorney:** Alanah Griffith

BOARD REPORT

- **Spring Minutes:** Spring 2015 minutes were reviewed.
- Discussion from new homeowners regarding sub-associations. Dues are paid to the Master HOA and within the Master HOA are 4 sub-associations: Central HOA (included PH 2C, 2D & 6), Central Condos, Crossing 1, Baxter West (includes PH 3A & 3B). Central HOA & Crossing 1 are organized and run separately from the Master HOA. Central HOA has dues set up per phase to cover common area expenses like snow removal of sidewalks, mowing and irrigation maintenance. Dues are set based on what services are provided per phase.
- **Financials:** Year to Date Financials were reviewed. The landscaping budget is higher than expected because Phase 3B open space came online much sooner than expected. The budget will be adjusted for 2016.
- **Financial Review & Long Term Planning:** The Board hired the CPA firm, Amatics, to review and audit the books. In addition, TD&H was hired this year to prepare a long-term plan for overall maintenance of the HOA. The financial review is in its final portion of the review and will be presented to the Board at the November meeting. The audit reviewed accounting procedures, management and operations, capital assets, depreciation schedule and more. The auditors felt that Luna Properties was managing the HOA effectively with three employees dedicated to the accounting management. Owners will have access to the report upon request.
- **Road Improvements Update:**
 - FLANDERS MILL ROAD** –Improvements contingent on Walt building the next phase of his subdivision and the commission agreeing with the conditions from planning dept.
 - FERGUSON TO OAK** - Improvements contingent on Walt building the next phase of his subdivision and the commission agreeing with the conditions from planning dept.
 - BAXTER/DAVIS INTERSECTION** – Goal to install a signal in Spring of 2016.
 - OAK STREET EXTENSION TO COTTONWOOD**- Improvements are part of the city's capital improvement plan. This plan will be presented to the commission in budget talks for January. Most of the funding will be from a proposed increase to street improvements district fund which will need to be approved by the commission. Estimated time to complete: 2018.
 - COTTONWOOD SOUTH OF BAXTER** – Improvements are part of the city's capital improvement plan. This plan will be presented to the commission in budget talks for January. Most of the funding will be from a proposed increase to street improvements district fund which will need to be approved by the commission. Estimated time to complete: 2017

- **Sundance Apartment Agreement:** An agreement was reached between the Master HOA and Sundance Apartments. Sundance will be contributing to the HOA \$12,000/year towards common area maintenance, starting in 2016. For 2015, Sundance will cover all costs associated with the Linear Park (less irrigation services) estimated amount of \$9300.00. The contract terms are set to be indefinitely until the parkland is transferred to the City. If that takes place, then the contract will terminate.
- **Montana Opticom:** Nothing has changed since the Spring Meeting. A lawsuit was filed in regards to the contract established by the original developer of the HOA. This contract states that the members of the HOA are obligated to pay \$40/mo regardless if services are provided. Montana Opticom is also under a federal audit. The HOA is currently in a holding pattern with the lawsuit.
- **Master Covenant & Bylaw Amendments:** Open discussion of the proposed changes. Main reason to amend the covenants and bylaws is that the governing documents need to be changed to support the current size of the HOA which is 307. The original documents anticipated a community with 3000 units. The only item added to the covenants was prohibiting rentals for less than 30 days. All other items removed Delegate District references and Declarant powers, since both are no longer needed for the HOA today. The vote is due by January 13, 2016.

Meeting Adjourned: 7:30pm