

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
November 12, 2014

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on November 12, 2014 at the offices of Luna Properties, LLC (LP).

Directors Present: Teri Ball, Anders Lewendal, Kellen Gamradt, Greg Kujawa, Celia Christensen, David Graham & Rosie Barndt.

Call to Order

Teri Ball called the meeting to order at 12:01pm MST. A quorum of directors was present and the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of October Minutes

Motion was made to approve October minutes as written. Motion was seconded and approved.

Review of Financials and Accounts Receivables

Motion made to start the foreclosure process on L3 & 4, Block 11 and BMKM, LLC. Motion was seconded and approved.

CCR Amendment Review

Articles 2-6 were reviewed and amendment suggestions made. Please refer to amendment document for more detail.

Legal Issues

Board discusses request from Phase 3B for Master to pay for common area expenses. Final Plat states that the developer of Phase 3B is responsible for common area expenses until 50% of all lots have sold. Board agrees unanimously to not pay for common area expenses until the percentage has been met. In addition they want to ensure that part of his final review with the City, that the Master receives a copy of the irrigation maps and that the retention ponds are cleaned.

Common Area Maintenance

Snow Removal – Motion made to change the per time plow from 3 inches to 2 inches. Motion was seconded and approved.

Meeting Adjourned: 2pm

Next Meeting Date: December 10, 2014

Review 2015 Proposed Budget