

## **Baxter Meadows Master HOA**

Monthly Board Meeting

November 13, 2013

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on November 13, 2013 at the offices of Luna Properties, LLC (LP).

**Directors Present:** Wendy Wilson, Teri Ball, Keri Thorpe, Anders Lewendal, Mike Skogen, David Graham, Celia Christenson

**Also Present were:** Shannon Weber (LP) & Josh Charles with Full Court Athletics

### **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 October Minutes**

Minutes were presented to the Board for approval, whereupon motion was duly made, seconded and unanimously adopted (adding an S to Ander), the minutes were approved as presented.

### **Introduction of Josh Charles – Full Court Athletics**

Discussion of basketball court re-surfacing using duracourt tiles. Josh recommends using the green surface. Tiles are replaceable if damaged. Full Court touches up asphalt before laying down tiles. *Luna to send photos of before and after to BOD for review.* BOD does not make a final decision whether to install, but will include on the capital improvement list for 2014. Discussion of Phase 2B-Sundance Apartments & Steve Broadbent the Developer, contributing towards park maintenance before making final decision.

### **Review of Financials:**

Financials were reviewed and current bills approved for payment, with the exception of the City of Bozeman assessment. *Luna to contact Alanah Griffith before payment is made in connection with parkland credit letter to be sent to the City.*

## **Parkland Credits Update**

BOD has been in discussions over the last month regarding holding the City of Bozeman responsible for parkland credits given to the Phase 2B development. Teri Ball and Keri Thorpe have had several meetings with the City Planning Department in regards to how the parkland credit was configured for the new development of Sundance Apartments. A letter was sent to the City Planning Department and to all City Commissioners, neither department responded. In the last month it was discovered that in fact, Phase 2B is not a part of the Master Association. In light of this information, the BOD would like Alanah Griffith (the HOA Attorney) to send a letter to the planning department and all commissioners to inquire how parkland credits of Baxter Meadows Master Community were given towards this new development that is not even a part of the Master HOA.

## **Review of Proposed 2014 Budget**

### Additions

- Add 2013 Actuals
- Change Phase 3B to 12 months/income
- Add Crossing II HOA dues as income
- Keep Mailbox rental off of Master Budget – to be included on Central HOA Budget
- Add Capital Improvements (To be shown on Cash Flow Statement)
  1. BB Court Resurfacing
  2. Landscaping for electrical boxes/well pumps in parks (or fencing) to shield from lawn care
  3. Trail Repair at Equestrian and Arabian from new trail to Equestrian
  4. Lasso/Gallatin Green Corridor install irrigation
  5. Lasso/Gallatin Green Corridor – landscape

Luna to track capital expenditures monthly and provide to the board.

Discussion to inform CPA about depreciating irrigation costs.

## **Updates**

Review of modified phase map – need to gray out phase 7A & 7B. TD&H needs to review current map with clerk and recorders as the boundary lines for Phase 2B and Phase 5B have changed. *Luna to communicate with TD&H changes.*

Aging Summary – discussion of whether to charge delinquent homeowners a monthly fee (above and beyond interest) as either a flat fee or percentage. BOD asks *Luna to communicate with the HOA attorney to make sure amount to charge would be legal, especially in*

*terms of percentage, as if there is a limited amount per State or Federal that can be charged.*

**Not Discussed but on Agenda – add to December Agenda**

Design Review Process – changes to reviewer needed.

Covenant Amendments – Design Guidelines

**Adjournment**

There being no further business to come before the meeting, the meeting was adjourned at 1:30pm.

**Next Meeting Date:**

December 11, 2013