

Baxter Meadows Master HOA  
Monthly Board Meeting Minutes  
October 8, 2014

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A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on October 8, 2014 at the offices of Luna Properties, LLC (LP).

**Directors Present:** Teri Ball, Anders Lewendal, Kellen Gamradt & Greg Kujawa.

**Not Present:** Celia Christenson , David Graham & Rosie Barndt

**Call to Order**

Teri Ball called the meeting to order at 12:02pm MST. A quorum of directors was present and the meeting having duly been convened was ready to proceed with business.

**NEW BUSINESS**

**Review of September Board Minutes & Fall Community Minutes**

Motion was made to approve September board minutes and the fall community minutes as written. Motion was seconded and approved.

**Master HOA**

Discussion to lower Master HOA dues starting January 1, 2015. Review of financial year to date numbers against projected fourth quarter income and expenses. Based on numbers and current reserves on hand, Anders motions to lower the dues to \$30/mo. Teri seconds. Motion passes. Luna to send email blast out Nov 1 with revised First Security Bank authorization form for auto pay.

Luna introduces to Board new online payment option called Pay Lease that would allow owners the option to pay HOA dues 24/7 via e check, ACH payment or credit card for minimal fees. Owner still has option to use First Security Bank auto pay free of charge.

**Central HOA**

New Board is having concerns with organization. Celia Christenson has volunteered to help the new board for Central gather information for the Central budget and answer any pressing questions they have to aid in the organization of the Central Board. The Central board has asked for an extension of the Oct 1 deadline to organize. Board agrees to extend the accounting till Nov 1 but all other enforcements are the responsibility of the Central Board as of Oct 1.

Luna will contact First Security bank and revise bank account resolution documents so that Central Board members can be added. Nov 1 a bank transfer of net income of Central HOA membership, currently in the Master bank account, will be transferred.

**Legal Issues**

There are no further developments at this time. Waiting on input from the HOA attorney.

**CCR Amendments**

Board will review Article 3 & 4 via email since all board members were not present.

**Common Area Maintenance**

- The sign on the corner of Andalusian and Baxter has been re-hung.
- Advantage needs to prune Linden Trees on the corner of Andalusian and Baxter.
- Baxter Ditch Well Install – waiting to hear back from contractor to schedule drill date. Luna to meet Stay Green onsite to determine best location for well.

**Open Floor**

Luna to send email blast to owners regarding upcoming City Commission Meeting on October 13<sup>th</sup> regarding Four Points Minor Subdivision.

**Meeting Adjourned:** 1:15pm

**Next Meeting:** November 12, 2014