

**Baxter Meadows Master HOA
Monthly Board Meeting Minutes
October 19, 2016**

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on October 19, 2016 at the offices of Luna Properties, LLC (LP).

Director's Present: Wyatt Hicks, Kellen Gamradt, Greg Kujawa, Patricia LaPointe, David Dennis

Call to Order: The meeting is called to order at 12:00p MST. A quorum of directors was present at the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of August Board Minutes: The minutes were reviewed and approved as written.

Review of Financials: Financials were reviewed and question raised by Patricia as to what the design review fees cover. These fees are for fence and landscape review and since the DRB reviews (and there is no outside source) they do not take the fee and donate it back to the HOA for use towards common area improvements. Financials were approved.

Legal Report:

- Walt Wolf issue has been settled.
- Review of Silvero agreement. Board wants to make sure the language supports that if a payment is missed the contract is breached, liens not released until paid in full and that fines will be applied if owner is found to be in violation of the covenants at any time.
- MT Opticom - discovery information has been submitted so in holding pattern.

Review of HOA Information Booklet:

Edit discussions are as follows.

- Page 3 - add phase 3A snow removal for homes on the alley.
- Page 4 - edit Wyatt and Patricia's emails. wyatthicks@yahoo.com and patricia@lapointemail.com
- Service Checklist - change the shadowing, hard to read.
- Add hot-link to governing documents.
- Luna to email booklet out with changes for further review.
- Once approved, BOD approves sending on **January 1, 2017** with invoices. Hard copy to owners that do not prefer emailed statements to save on costs. Send with a cover letter explaining the booklet.

Fall Meeting: Discussion as to whether or not a fall meeting should be held. Board discusses major topic - soccer field development and Montana Opticom, neither items have any further updates from the summer meeting. Board decides to hold on having a meeting until updates have come in. Perhaps a winter meeting in February might be a good time to update owners.

Board asks Luna to send a newsletter out to owners, letting them know why there will be no fall meeting and include info on the soccer field, no ground broken to date, recap what the new board has been working on since summer ie. booklet, etc.

Proposed 2017 Budget Wish List:

December meeting will review the proposed budget. Luna to send out prior for discussions before meeting. Board asks to budget for two benches, a hedge or landscaping by the storm drain, improvements to the walking trail by farm bordering the HOA on the northwest corner and Andalusian. Crosswalk by the 10 acre park by Equestrian and Baxter Ditch Trail? LP to contact City about the crosswalk. Discussion about having a movie night in the 10 acre park - 3x a summer. Possibility to bring in food trucks? LP to research movie night services.

Open Space

- Review Bridge Stain Bids for 10 Acre Park - Board approves Brinkman Painting & Restoration for \$1200. Luna to find out timeframe whether fall or spring for work completion.
- Ph3A Berms - Discussion on whether to cut back the berm or leave as native. Need to keep water on it to keep it green. Board agrees to cut twice a year, once in early spring and once in fall. Memorial Day to Labor Day and look into changing the irrigation to water effectively.
- Storm Pond Update: Fill issue. HOA met with owner and builder on site. Now waiting on sign off from the City - Storm Water Department has jurisdiction on slop issues.
- Farrier Trail Lights: City says that the lights can be removed, not required. There are x4 lights that do not meet night sky requirements. (Farrier & Thoroughbred trail) Board asks if would be possible to keep lights and find a shade that would contain the light - retro fit contacting Metal Works.

Open Floor

- Central HOA is planning to improve the Phase 6 park. They would like to remove the criss/cross trail and add a berm with trees by the homes along the park. They will present a plan to the Master board for approval. Currently the City of Bozeman is improving the Phase 6 trail to allow for more ADA compliance. Montana Dept. of Transportation is improving at their cost.
- Sundance Agreement - while the developers of Sundance Apts. have met the financial agreements of the contract, they have yet to sign the agreement. Alanah is aware and working with their attorney to get the contract signed. The developers have paid roughly \$23,000 to the HOA for 2015 and 2016 maintenance.
- Kiln Update: David is waiting on the City of Bozeman stance before submitting a plan to for approval. City of Bozeman came back out to the property to inspect and David is waiting to hear back.
- Question for Advantage - update needed on dead tree replacement.
- Solar Panels have been installed on a home in Phase 3B- Kimberwicke. Board asks to contact the owners and see if the high pitched panels can lay flat (same as flat ones that are on the same roof). Discussion as to whether or not there are state or local laws regarding solar panels.

Meeting Adjourned: 1:10pm

Next Meeting: December 14, 2016

Review 2017 Budget