

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on October 21, 2015 at the offices of Luna Properties, LCL (LP).

Director's Present: Celia Christensen, Greg Kujawa, Kellen Gamradt

Not Present: David Graham & Anders Lewendal

Call or Order

Celia Christensen called the meeting to order at 12:04pm MST. A quorum of Directors was present at the meeting having duly been convened was ready to proceed with business.

NEW BUSINESS

Review of September Minutes: Motion was made to approve the minutes as written. Motion is seconded and minutes are approved.

Review of September Financials & Accounts Receivables: Review of financials. Landscaping is over budget due to the increase in open space from Phase 3B that was not originally planned for in the budget.

Review of Covenant/Bylaw voting procedures: Discussion of whether to include the revised section of not allowing rentals less than 30 days within the CCR vote or to pull out and ask owners to vote on separately. BOD asks to email David and Anders and include their opinion before making the final decision. Celia, Greg and Kellen all agree to separate this vote. Suggestions made to clean up the language of the ballot to be more clear and concise.

Financial Review Update: BOD asks for a written report to be given from Rosie at the fall community meeting. Official review will be presented at the November meeting.

Review of Fall Meeting Agenda: Celia asks for a PDF of the map to be projected at the meeting. Alanah will be present and can discuss any updates with Montana Opticom.

Open Floor

- Alanah to follow up with Security Title regarding partial lien releases.
- Northwestern Energy lights are still out in Phase 3A.
- Tree Replacement still needed in Phase 3A – Danube and Draft Horse. Blvd trees were removed but never replanted.
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Meeting Adjourned: 1:01pm

Next Meeting: November 11, 2015