

Baxter Meadows Master HOA
Monthly Board Meeting Minutes
September 9, 2015

A meeting of the Board of Directors of Baxter Meadows Master Community Association was held on September 9, 2015 at the offices of Luna Properties, LLC (LP).

Directors' Present: Celia Christensen, Greg Kujawa, Kellan Gamradt, David Graham

Not Present: Rosie Barndt & Anders Lewendal

Call to Order

Celia Christensen called the meeting to order at 12:05pm 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 Minutes: Minutes were reviewed and motion was made to approve September minutes with minor changes to Crossing II paragraph under Open Floor. Motion was seconded and approved.

Review of August Financials and Accounts Receivables: Landscaping expenses for open space need to be spread into 10-acre line item. Discussion to add liens filed onto the Past Due Account report so BOD can clearly see list of liens filed against owners. BOD asks HOA attorney to inquire with title company how lots in phase 3B are selling that currently have liens filed against them and not paid on.

CCR Amendments – Luna to send out email blast to owners requesting feedback for any changes they would like to see made to the HOA governing documents. BOD to review revisions made to give final approval before submitting to owners before the fall meeting.

Well Agreement - BOD reviews and motion is made to approve as written. Motion is seconded and approved. Kellen to provide an Exhibit A.

Legal Issues – MT Opticom report from Alanah Griffith

MT Opticom answered with a counter claim stating that HOA has to pay for every member not paying for services and that has not hooked up. There was an amendment filed to relieve HOA responsibility several years ago. The federal audit is still in place, ongoing, which is auditing how funds have been used by MT. Opticom. No further information, still in the discovery process.

Fall Meeting – To be set first week in November. Luna to follow up with available dates.

Meeting Adjourned: 1:01pm