

**Baxter Meadows Master HOA
Board Meeting
September 11, 2013 – 12pm
Meeting Minutes**

Call to Order: 12:05pm

Present: Wendy Wilson, Teri Ball, Keri Thorpe, Anders Lewendal, Mike Skogen, Celia Christenson (City of Bozeman Code Compliance Dept) Shannon, Cassie and Lena with Luna.

Introduction of Code Compliance Officer

Paula Frojae discusses code compliance with the BOD. City plans to support HOA in enforcing installation of sidewalks, empty lot maintenance and fence ordinances to name a few. City asks to receive a list from Luna of homeowners not in compliance. Will work out details next year as to how to communicate and enforce empty lot maintenance with the code compliance department support. City can enforce and cite with civil citation. The greatest issue with the empty lot maintenance in reducing fire danger if lots are above 3ft or more – but City thinks it is reasonable to ask owners to brush cut at a minimum of six or sixteen inches. There are no set heights as per the City, but genuinely the idea is to brush cut around knee height. Generally the time frame of the first brush cut is June 15th. Luna and the BOD to work closely with Paula to determine best way to communicate with owners next season and work together to be on same page when enforcing between City and HOA.

BOD questions what to do if burning on empty lots occur – call police, 582.2000. Can't burn trash and all must have a burn permit to burn.

If noise complaint, violation of public nuisance, call police officer so they can notice on the spot during the time of the nuisance and not after the fact.

Review and Approve August Minutes: Anders Lewendal motions to approve revising basketball court is deteriorating and no “decorating” as written, Mike Skogen 2nds to approve.

Review and Approve Financials: Wendy Wilson motions to approve, Teri Ball 2nds. So moved. Discussion of monitoring the attorney costs. Luna to contact Alanah Griffith with punch list of items needed to cover that are priority.

Review Proposed Fall Community Agenda and Approve

Teri Ball asks to add New Developments to the agenda. Luna to revise agenda and send to BOD for final approval via email.

Amendment Discussions/Suggestions

Discussion to start with Design Guidelines first comparing Master to Phase 3. BOD asks whether or not the guidelines can be changed to supersede Master Documents. Luna to ask HOA attorney.

Amendment was found stating legal description of Phase 1 – which would state the Baxter Meadows HOA SourceBook applies to Phase 1 only. The HOA Sourcebook is helpful in terms of design guidelines for Central HOA as they are more specific to bungalow style homes. BOD asks if these design guidelines can be adopted since there are no Central HOA Design Guidelines and currently Master Design Guidelines are implied.

BMW, LLC will be reviewing all architectural reviews for Baxter West, Phase 2.

MT. Opticom – Celia Christenson questions whether or not a 25 year contract is legal in the State of Montana. Celia to research further and report back to BOD. BOD may need to discuss further with HOA Attorney. Memorandum was refilled in 2009 to support that owners are billed directly for MT. Opticom services. The original memorandum stated that the HOA was billed for all owner service agreements. Luna to forward to Alanah.

Phase 5A – Was recently purchased by Michael Tracy. Luna to research owner and begin billing \$40/mo to establish HOA relations.

Chief Joseph Middle School- Brian Krueger with City Planning suggests extending Kimberwicke to Davis or to Harper Puckett, running east and west. Baxter BOD is not in support of this as running Kimberwicke to Davis would run right through Linear Park. Keri to create report from City meeting to present to owners at the Fall Community Meeting.

Linear Park Improvements

Basketball Court Repairs

Full Court Athletics – Snap Sports Basketball cost is \$13k. The bonus to using this material is that instead of replacing or resurfacing the entire surface, pieces of the court can be replaced when worn out. Court will have striping for basketball but area can be used for other activities then basketball. Includes 16 year warranty. BOD asks Luna to inquire on

warranty and whether if still covered if used for other purposes then playing basketball. BOD asks to inquire with Laura Cox Tennis Courts as well.

Park Bench

Luna to replace bench in Linear Park and add 3 benches in Phase 6. (It was later determined via email to add a 4th to the Phase 6 Park) BOD agrees on black benches. There are green benches in the Linear Park but matching the same green can be challenging. There will need to be concrete pads poured.

The Crossings Request

Mike Skogen asks the BOD to consider contributing \$8000 towards irrigation and tree replacements in the common areas along Baxter Lane and portions of the interior common areas of the Crossings. Mike Skogen motions for approval of \$8000.00 towards the Crossing common area project. BOD asks to review overall capital improvements expenses against budgeted \$97,000 before granting approval. Luna to email BOD and approval given via email.

UPDATES

TD&H Map Revisions

Luna coordinating with TD&H to modify the Baxter Map to bring more clarity to phases, sub-associations, parks, etc.

Phase 2B – Sundance Apartments

Luna sent a letter to Steve Broadbent informing him of exhibit A legal description of property within boundaries of Baxter Meadows Master HOA - along with an invoice of \$40/mo as per BOD direction. (Letter sent week of Sept 2nd)

Meeting Adjourned: 1:45pm

Next Meeting: October 9, 2013