

Baxter Meadows Master Community

Fall Meeting

September 25, 2014 – 6pm

Meeting called to Order: 6:05pm

Introduction of Current Board Members: David Graham (present), Celia Christensen (present), Teri Ball, Anders Lewendal & Mike Skogen (not present)

Also Present: Shannon Weber (Luna Properties) and Alanah Griffith (HOA Attorney)

BOARD REPORT:

Central HOA

This summer a board was elected and the Central Home Owners Association is in the process of organizing and becoming its own entity outside of the Master HOA. When the community was first created, the governing documents were designed to operate with a Master Association overseeing the operations of all common areas, trails, parks, design review, (etc.), while sub associations were to be set up for oversight of services and needs of the different areas within the community. The sub associations were never set up separately from the beginning as the governing documents intended. Since then, sub associations have organized with the exception of Central and Baxter West. Baxter West is also in the process of organizing. Further discussion was had as to whether or not the governing documents could be amended to remove all sub associations. Amendment will take time to complete and homeowners must give approval with a 67% vote. This was discussion only.

Baxter Meadows sub-association list of the community.

- Central Condo Owner Association
 - Duck Creek Townhomes (sub of Central Condo)
- Central Owners Association
- Crossing 1
- Crossing 2
- Baxter West

MT Opticom

The Board has been working with the HOA Attorney to fight the current contract with MT Opticom. The HOA Attorney is requesting affidavits from owners that have lived in the HOA since 2006-2008 to inquire what kind of billing was received or not at that time. The HOA will be filing suit against MT Opticom and is currently in beginning stages of that process. The contract is not listed in the covenants so the HOA cannot amend to remove contract obligations.

Sundance Apartments

The Board has been attempting to communicate with the Developer of the apartments to work out a park maintenance agreement in lieu of parkland credits that the City of Bozeman granted to the Developer for the Sundance Apt project. The Developer is not in agreement that Sundance Apartment project is obligated to pay anything to the Baxter Meadows Master Association. The Board is working with the HOA Attorney and will next meet with the City of Bozeman Planning Department to determine what steps/avenues they would be willing to take to enforce the Sundance Apartments to pay funds towards the maintenance and use of the parkland credits/space given. Master does not own the parkland that was given. These areas are City owned, but only a percentage can be given as credit towards developments.

Financial Review to Date

The budget vs actual report shows a net income amount of \$55,000 (to date). The HOA has collected around \$25,000 in outstanding debt this year. The Board is looking into lowering dues for 2015. The reserve is healthy and overall financials are strong.

Capital Improvements

The corridor between Lasso and Gallatin Green was improved with irrigation installation and landscaping. There are a few areas that still need to be addressed due to inability to supply irrigation to the areas. Next the HOA is working on installing irrigation along the Baxter Ditch stream on the west side of the HOA, alongside Phase 3B. An additional well will be installed to support irrigation of the Baxter Ditch area.

Amendments – Governing Documents, CCRS & Bylaws

The Board is starting the process to amend the documents. It will be a long process, as the Board must review all documents, then present to the HOA Attorney for completion. A special meeting will be held and owners will have to vote 67% to approve.

Master HOA Board Election

The new board has been elected. New board members will start their 3-year terms October 2014. Teri Ball, Kellen Gamradt, Rosie Barndt & Greg Kujawa. Returning board members are Celia Christensen, David Graham and Anders Lewendal.

Open Floor

- Maintenance
 - Complaint of voles. Board spoke to TC1 Wildlife about this and he said voles are next to impossible to terminate/manage. There is nothing that can be done to control.
 - Baxter West Berm behind 4510 & 4518 Draft Horse– owners would like this area to be maintained for mowing and weeding next year.
 - Linear Park trash, creek needs to be cleaned up. Request for Board to address.

- Sidewalk Installations – request to be completed. The Board has been working with the City to enforce vacant lot owners to install sidewalks. The City will continue the enforcement next spring.
- Baxter Meadows Sign missing at Andalusian & Equestrian.
- Plane of sight a concern at the corner of Andalusian and Baxter Lane. Linden Trees have overgrown and need to be pruned.
- Mailroom not being maintained. The HOA does not manage the mailroom. Luna will contact the company and request the mailroom be cleaned on a regular basis.
- Discussion of whether or not Phase 1 will join the Master.

Meeting Adjourned: 7:28pm