

Baxter Meadows Master Community  
Spring Meeting  
**June 11, 2015 – 6pm**

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**Meeting Called to Order: 6:08pm**

**Introduction of Current Board Members:** Celia Christensen (President) David Graham (VP) Rosie Barndt (Treasurer) Kellen Gamradt, Greg Kujawa, Anders Lewendal

Luna Reps: Shannon Weber & Lindsey Fraser (Luna Properties)

**BOARD REPORT**

- Fall 2014 minutes were reviewed and there was no further discussion.
- Financials were reviewed. The HOA recently collected on a large past due account of \$35,000 (after submitted to collections!). The HOA has made strides in the last year in collections. The current amount still owed is \$34,510.76 (down from \$85,000)
- *Discussion from owners requesting email of agenda and financials PRIOR to meetings so owners have time to review and ask more questions.*
- 2015 Budget Reviewed – only line item new is the money set aside for the financial review. Board has hired Amatics to perform a financial review of the association. TD&H Engineers were hired to create a long-term plan for overall maintenance to work in conjunction with the financial review report.
- Sundance Apartments – The HOA is currently negotiating with the Developers of the Sundance project regarding financial contribution to the HOA for the shared use of common open space (Linear Park, trail system, etc). An agreement will be met and once agreed on will be communicated to the owners at the fall meeting.
- Montana Opticom- A lawsuit has been filed in regards to the contract established by the original developer of the HOA. This contract states that the members of the HOA are obligated to pay \$40/mo regardless if services are received. Montana Opticom recently had a federal audit and did not pass. This may have an affect on the lawsuit. The HOA is currently waiting to hear more information.

## **LANDSCAPING & COMMON GROUND MAINTENANCE**

- The HOA installed 7 dogi-pots throughout the trails and parks.
- New Irrigation was installed in Phase 3, Linear Park & Baxter Ditch)

## **MASTER COVENANT AND BYLAWS AMENDMENTS**

Board is in the process of amending the covenants and bylaws. The goal was to discuss at the meeting but the documents took longer to prepare than expected. Once the documents are ready for review a special meeting will be held and/or discussed at the Fall Meeting (depending on time). The original documents were designed to support a community of 3000 units while today the lot number sits at 381. The documents need to be amended to support the community that exists today.

## **OPEN FLOOR**

- Owners ask about City plans to build roads and control traffic through the HOA once surrounding areas are developed.
- Owners request email blast regarding weed control and chemicals used.

**Meeting Adjourned: 7:20pm**