

Baxter Meadows Master Community

Spring Meeting

June 9, 2016 - 6pm

Meeting Called to Order: 6:06pm

Introduction of Board: Celia Christensen, Kellen Gamradt, Greg Kujawa, David Graham

Luna Rep: Shannon Weber

SPORTS PARK REPORT

Carolyn Poissant - Trails Open Space & Parks Program Manager from City of Bozeman was present to discuss the public soccer field project planned for the section south of Baxter Lane between Cottonwood and Flanders Mill. The City received a 15 million dollar bond for trails & park and 7 million of it will be used toward the Sports Park project. The project will cover 80 acres and include 12 soccer fields, ample parking and three restroom facilities and pavilions to provide shade to name a few. The first phase will include 8 fields (4 along Baxter and 4 along Flanders Mill).

The project is recommended for approval and will go in front of the commission on July 11th. Agendas for commission meetings are posted on the city website - www.bozeman.net the Thursday before meetings.

The schedule is such that bids will go out over labor day and depending on weather, earth work will begin in the fall. The natural turf will need time to set so at the very earliest the fields may be used spring of 2017, but most likely spring of 2018.

Traffic studies have been completed and at this time there will be stop signs used at Flanders Mill and Baxter Lane.

Parking has been reviewed and there will be enough parking available on site even during tournament time.

The addition of more sidewalks and crosswalks will be depend on Public Works and their findings. There has been discussion of lowering the speed limit between Flanders Mill and Cottonwood on Baxter to 15 or 25 mph, but that will need to be reviewed.

The permitter of the complex will be required to plant trees every 50ft along the street. There was discussion from homeowners to possibly plant trees that will not grow taller than 25ft to protect view sheds. The parking lot along Baxter will be required to install a berm and plant trees. The trees allowed to plant per city code will be considered, however the idea is to plant trees with smaller leaves and non fruit bearing to eliminate unneeded maintenance on the fields.

BOARD REPORT

Review of Fall 2015 Meeting Minutes - no further discussion was had.

Review of 2015 Financials: Discussion of cost to collect on severely past due owners. Board elected to use CBO collections which takes 30% of money owed to collect. Budgets are set in December or January. No other discussion was had for financials.

Amendment of Covenants and Bylaws: The governing documents were amended this year and now the HOA is working from these docs. They can be found on the HOA website and owner portal. The purpose of the amendment was to clean up the old governing documents that no longer suited the current state of the HOA.

Owner Portal: The HOA has set up an owner portal that allows owners the opportunity to review accounts, invoices owed and payments made. Owners can pay through the portal if they choose. In addition minutes, governing documents and announcements are provided on this site for owner communications. To sign up visit www.lunaproperties.biz, Account Access, HOA Accounts and follow directions from there. If owners are having trouble logging in they can always contact LP and a representative will help them set up.

Montana Opticom: The HOA filed suit last year and we are still in the discovery phase. There has been no further movement at this time.

Board Elections: There were three board members elected to the Master Board to serve a 3 year term ending 2019. We welcome the following:

Wyatt Hicks
David Dennis
Patricia LaPoinet

Celia Christensen, Anders Lewendal & David Graham are stepping down.

Kellen Gamradt & Greg Kujawa remain on the board until Spring 2017.

Open Floor

- Phase 3A owners concerned about screening of soccer fields and property located between the HOA and Baxter Lane. Owners would like to landscape the trail in this section. Barclay Hook volunteered to design and plant the landscaping along with other owners if HOA will pay for material, plants, trees and irrigation changes. Board will meet at later time to discuss further. Board requests owners to research and provide concrete numbers for further discussion. Board will review based on necessity and fairness to the HOA as a whole.
- Request to maintain the west berm at Andalusian (behind Bill Darden). LP to ask Advantage to bid.
- 2462 Andalusian maintenance of area along trail and fence, request to mow down weeds up against the fence and to repair the grade to eliminate the pool of water in that area.
- Request for builders to clean up sidewalks/street at Andalusian and Equestrian and throughout Phase 3B. LP to contact COB - City Storm Water 582.2280 per KG.

Meeting Adjourned: 7:40pm

