

Baxter Meadows Master HOA

Annual Meeting Minutes

June 9, 2021 - 6pm

Meeting called to Order: 6:05pm

Board Introductions: Mike Flynn, Kevin Kuehnel and Laura Dornberger
24 Homeowners present

Property Management Introductions: Shannon Weber w/ Luna Properties, LLC

Board Report

Mike Flynn commented that the board met monthly via zoom during 2020 and continues to meet monthly to date. Minutes are posted on the owner portal through Appfolio and on the HOA website www.baxtermeadowshoa.com. Luna inspects the association weekly looking for recreational vehicle parking issues, trash can violations, etc. This report is emailed weekly to the Board for review.

Montana Opticom Updates - Crossing II homeowners have been billed by Opticom without being provided actual service. The Board filed a breach of contract law suit. The Board is working with Kelsey Bunkers with Crowley Fleck.

Common Area Improvements- City of Bozeman took over the 10 acre park, Linear Park and the two pocket parks off of Milkhouse. There are a number of trees that need to be replaced in the common areas and have all been marked and tagged. The goal is to replace the trees this summer if scheduling and tree inventory will allow. The City did replace five trees this season. The HOA has sprayed the trees for weevils this season. We have reached out to the City about cleaning up the loose gravel after the chip seal project and we will be talking to them about the irrigation that was cut on Kimberwicke during the sewer line installation.

Question raised as to why the City chose to use chip seal. Mike Flynn responded that this process extends the life of the road condition by five to seven years and is less expensive solution in the long run.

Question raised as to whether the dues will be lowered since the City of Bozeman park district was initiated. Board answered that while the community expenses have gone down for lawn care and snow removal, the HOA did lose income from the Sundance Apartments agreement. The goal is to get through this year, make maintenance improvements and then the Board will take another look at the overall expenses for the association at the end of this year.

Financial Review

Financials were reviewed. The current operating account is \$141,537.82 and the reserve accounts and CD \$10,723.77. This year there was \$10,000 set aside for open space tree replacements.

Board of Director Election

There are three board positions open for a three year term. The election will be conducted online. The following homeowners that have volunteered are Celia Graven, Laura Dornberger and Grace Tate.

Open Floor

Question asked if there was a map to show the common areas and open space. The City of Bozeman has an interactive map that can be found on bozeman.net. The HOA has an open space map but it has not been updated since the City took over the park sections.

Rainbow Creek Development question raised about how this development is progressing. There is a small group of homeowners that have engaged an attorney and are going to court with this development on June 16, 2021.

Meeting Adjourned: 6:49pm