

**THE BUTTES CONDOMINIUM ASSOCIATION  
BOD MEETING  
March 14, 2024**

**Board Members Present by Zoom:**

John Seybold  
Amy Funke  
Andy Ewart

**Management Company Present:**

Billy Laird, Annalise Smith, & Juliana Spinella; Mountain Home Management

The meeting was called to order at 4:15 PM with 3 out of 4 board members present.

**Reading and Approval of Previous Meeting Minutes and Meeting Notice**

The following motion was made by Amy Funke:

**Motion:** To waive the reading of the November 13, 2023, board meeting minutes and approve as written.

**Second:** Andy Ewart

**Vote:** Unanimous

The following motion was made by Andy Ewart:

**Motion:** To waive proof of notice

**Second:** Amy Funke

**Vote:** Unanimous

**Management Report: Winter 23-24**

The board and management discussed snow removal. At this point in time, there are no overages to the snow removal budget. John Seybold mentioned getting a roofer to inspect and patch the roof this summer. As of yet, there have been no calls regarding any roof leaks. Annalise Smith confirmed the roofs were replaced last in 2016 and 2017.

Management gave an update on their meeting with SGM engineer. The engineer stated the railroad ties around the complex are only about 3 feet high and may be helping with holding the dirt back, but they are not providing structural support to the hill. The engineer explained the association could cover the ties, they could remove them and replace them with boulders, but he cannot speak to how long they may last. Seybold explained the goal is to reinforce and cover the railroad ties to improve the aesthetics of the ties. The board discussed numerous options for improving the look of the ties and walkways. Billy advised focusing on drainage to reduce the water on the walkways and corrosion to the hill side.

The board and management reviewed the capital plan that included \$120,000 for the retaining wall. Since the wall is not considered structural, Smith does not believe that line item needs to be included in the capital plan. For this and next fiscal year, \$5,000 was budgeted for new landscaping, \$22,500 for irrigation and \$20,000 for walkways. Smith advised combining the irrigation and walkways and creating a "New Landscaping" line item for about \$40,000 as a placeholder for the landscape committee.

The board agreed they will continue working on a plan to present to the members at the annual meeting.

The board and management reviewed the capital plan and upcoming projects. The board agreed the association should keep up with the asphalt maintenance including keeping the crack sealing and topcoat on a regular schedule. The last crack sealing occurred in Fall of 2021. The board discussed milling in the parking lot.

The board and management discussed the parking issues at the complex. It was agreed that parking rules and regulations should be enforced consistently across the board. Management will do a better job in the future.

**New business**

Amy Funke explained that there are missing lights on stairs she's concerned about. This needs to be addressed by management.

Seybold stated he would check in with Crested Mountain Condominiums Association's board president regarding their garage project.

There being no further business, the meeting was adjourned at 5:40 PM MDT.

Respectfully Submitted:

Approved:

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Annalise Smith, Recording Secretary

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John Seybold, President