

The Buttes Condominiums Association
BOD Meeting
May 29, 2024, 4 PM MDT

Board Members Present: John Seybold
Amy Funke
Kylie Stock
Andy Ewart

Management Company Present: Billy Laird, Annalise Smith & Julian Spinella: Mountain Home Management

The meeting was called to order by John Seybold at 4:08 PM with 4 out of 5 board members present.

The reading and approval of the previous meeting minutes was tabled for the next meeting.

Unfinished Business: Landscaping

The board gave an update on the landscape committee. The goal is to have a plan solidified to present to the owners at the annual meeting. A discussion ensued regarding potential materials that could be used for the walkways, including metal, stone, cement blocks, or concrete. The board agreed the entire project should be done at one time. Mountain Home Management reached out to a couple of surveyors and All County Survey gave an estimate for a boundary survey vs. a survey and map. A boundary survey is estimated to be about \$2,000-3,000 with a survey and map estimated to be \$2,000 to \$4,000 more. The board agreed they could skip this for the time being.

Annalise Smith recommended solidifying a plan so a contractor could bid for the project. She will reach out to the stone mason to get some ideas and an estimate. Multiple ideas for the project were discussed including financing of the work.

John Seybold mentioned he spoke to Crested Mountain Condominiums Association President about the garage project. The association is still accruing funds for the project.

Bylaws

The board discussed the progress on updating the bylaws for the association. Andy Ewart mentioned the discrepancy between majority voting, quorum, and percentage of ownership. The board would like to stick to the percentage of ownership as outlined in the Declarations. John Seybold mentioned reaching out to Reed to clarify. The board asked for board members to be 5 instead of 3. A discussion regarding a \$5,000 expenditure threshold ensued. Smith advised including verbiage for unbudgeted expenses. Seybold recommended keeping owner obligations in the new bylaws. Mountain Home Management will discuss these items with Schumacher & O'Loughlin.

The following motion was made by Andy Ewart:

Motion: To incorporate the proposed changes into the new bylaws.

Second: Kylie Stock

Vote: Unanimous

The board discussed the approval process for the new bylaws. Smith stated the new bylaws only required board approval but presenting them to the owners at the meeting isn't a bad idea. The board discussed the board position for the inactive board member.

There being no further business, the meeting was adjourned at 5:30 PM.

DRAFT