

**THE BUTTES CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 29th, 2024**

Board Members Present: John Seybold
Emily Greenwood
Andy Ewart
Amy Funke

Board Members Present via Zoom: Kylie Stock

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

The meeting was called to order by John Seybold at 11:03 AM.

Reading and Approval of Previous Meeting Minutes

The following motion was made by Andy Ewart:

Motion: To waive the reading of the March 14, 2024, and May 19, 2024, meetings and approve as written

Second: Amy Funke

Vote: Unanimous

Report of President

The board compelled management to finalize the reimbursement to the association from Pinnacle Construction. The association reimbursed Mountain Home Management for repair work attributable to a roof slide that occurred while Pinnacle Construction was shoveling the roof. Pinnacle claimed the roof slid naturally but since they were on the roof when the slide occurred, Mountain Home felt Pinnacle Construction should be responsible for the window repairs. Mountain Home Management agreed to get this issue resolved as soon as possible.

A discussion ensued regarding the association's responsibility for roof leaks. The board and management agreed they needed clarification on this matter and will reach out to the insurance agent for more information.

Report of Officers

John Seybold explained Emily Greenwood is leading the landscaping committee. Seybold reported he walked the property and reiterated the field next to Gene Sherman's unit no longer needs to be mowed because the landscape committee would like to add wild grass and flowers to that hill. The lawn adjacent to 501 no longer needs to be mowed either.

Greenwood inquired about the red mulch. In previous years, the mulch has been brown and that's what the board would like to stick to since red mulch contains unnecessary color additives. Laird explained he isn't certain why that happened this year, but suspects that was the mulch available when his staff picked it up. Laird apologized and stated we will make sure to use brown mulch next year.

Election of Board Members

The following motion was made by John Seybold:

Motion: To have Emily Greenwood serve the remainder of Tom Raschella's term.

Seconded: Andy Ewart

Vote: Unanimous

The following motion was made by John Seybold:

Motion: To maintain the previous slate of directors with John as President, Amy Funke as Vice President, Kylie Stock as Treasurer, Andy Ewart as Secretary and Emily Greenwood as director.

Second: Amy Funke

Vote: Unanimous

Old Business

The board asked management to reach out to Mike O'Loughlin about voting, allocation of dues, and finalizing the updated association documents. Management may have to reach out to the previous property manager, Reed, to find out why the dues amounts don't seem to match the percentage of ownership. The association also needs clarification on voting by unit (one vote per unit) as opposed to percentage of ownership. They also need to know this information for future assessment calculations. After the new information is received from the attorney, the board will review all documents.

New Business

The following motion was made by John Seybold:

Motion: To accept the May 30, 2024 financial statements as presented.

Second: Andy Ewart

Vote: Unanimous

The following motion was made by John Seybold

Motion: To transfer \$44,000 to the reserve account.

Second: Kylie Seybold

Vote: Unanimous

The following motion was made by Kylie Stock

Motion: To ratify the actions of the managing agent, Mountain Home Management over the past year.

Second: John Seybold

Vote: Unanimous

Amy Funke inquired about the top step above the hot tub. During the winter with the buildup of snow, the step can be rather large, and the board would like to have management possibly install a handrail. Laird will look into this. The board reminded Mountain Home to check each unit twice a year, before and after winter. During their check of each unit this fall, they should update their water heater list with dates of installation.

The board agreed to reconvene Wednesday, September 11, 2024, at 4PM.

There being no further business, the meeting adjourned at 12:25 PM.

Annalise Smith, Recording Sec.

John Seybold, President

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