

The Buttes Condominiums Association
Annual Owners Meeting Minutes
July 19, 2024
9:00 AM MDT

Owners Present: John Seybold & Mary Watson
Amy Funke
Emily Greenwood

Owners Present via Zoom: Audrey Ivanetic Baker
Ben Greenwood
Kylie Stock
Judy Garrett
Caleb Sevian

<u>Member Representation</u>	<u>Unit</u>
Jim McGill	501
John & Mary Seybold	504
Audrey Baker	505
Amy Funke	506
Richard & Lynn Zellman (proxy Mary Watson)	508
Emily & Ben Greenwood	510
Judy Garrett	511
Andy Ewart (proxy BOD)	513
Jeffrey Campbell/ Jamka Group LLC (proxy BOD)	514
Gene Sherman (Proxy John Seybold)	515
Caleb Sevian	516
Kylie Stock	521

Total Representation:

A quorum was established with 12 of 21 members present and 57% of ownership represented in person or by proxy. The meeting was called to order by John Seybold at 9:05 AM.

Proof of Meeting Notice:

Sent via email on July 3, 2024.

Reading and Approval of Minutes of Previous Meeting:

The following motion was made by Emily Greenwood:

Motion: To waive the reading of July 21, 2023, meeting minutes and approve as written

Second: Amy Funke

Vote: Unanimous

Report of President or Officers

John Seybold stated the association needs to start accumulating more funds for their reserve account. He commended Mountain Home Management for their efforts over the last year because the grounds look really nice. Billy Laird thanked the association for their continued trust

and business. Seybold mentioned the board worked to save money on their association insurance by switching agents. Otherwise, the premium would have almost doubled through Farmers. The board decided to increase their umbrella insurance to \$5 million. Seybold explained Emily Greenwood would be joining the board to fill Tom Raschella's term. She has been helping with the landscape project and it will be beneficial to have her serve on the board.

Report of Managing Agent

Annalise Smith presented the management report. New dumpster and parking signs have been placed around the complex. Smith explained the roofs are an ongoing issue and one of their employees went into each unit to check ceilings and lofts for roof leaks. Damage was found in a couple units. Mountain Home is working on repairs for each of these units. Seybold believes the rubber roofs are about ten years old and have a good amount of life with proper maintenance. Laird stated his team would plan to do condo checks twice a year. Seybold and Stock advised noting the water heater ages when they go into each unit this fall. Mary Seybold stated they switched to an on demand tankless water heater and it saved them space and they became eligible for tax rebates. Laird reminded owners it was their responsibility to maintain and service their water heaters, but Mountain Home can help facilitate swapping out water heaters for those that need it.

Smith explained some owners lost power recently. After investigation with GCEA and an electrician, a nicked electrical line was found. Mountain Home had to dig up and have the line repaired. There was a tree on the complex that had to be trimmed to mitigate damage to the building.

Judy Garrett inquired about the final repairs to her unit following the roof leak. Smith stated they are trying to get the carpets finished but have struggled getting a call back from Hi Country Flooring. Laird gave a synopsis of the roof leak that occurred in the Garretts unit. Garrett explained she had to get new mattresses and was fine paying for them because they needed to be replaced. Seybold asked management to get the repairs completed and the board would discuss this issue at their meeting following this.

Emily Greenwood asked what the noxious weeds are being sprayed with. Billy stated Milestone is what Mountain Home uses. Greenwood inquired about notice and signage during spraying to keep kids and pets safe. Laird stated we can start notifying owners, but spraying is occurring on smaller areas along the walkways. A discussion ensued regarding the Town of Mt. Crested Butte's watering guidelines.

Financials

Smith presented the financials and explained deviations from the budget. Mountain Home is working on final repairs to units for roof leaks and does not have a final amount of those repairs. There is also a capital expense line item from a window that was broken while Pinnacle was shoveling the roof. Smith stated Pinnacle agreed to reimburse the association for the broken window, but they have yet to receive a check. Seybold asked management to get this taken care of as soon as possible. Amy Funke inquired about the website overage and Juliana Spinella explained it's a hosting fee that covers the website for multiple years.

New business

The following motion was made by Emily Greenwood:

Motion: To ratifying the actions of the board of directors and management over the past year

Second: John Seybold

Vote: Unanimous

Owners were reminded to pick up after their pets, make sure all trash was placed in the trash containers and that parking passes were properly displayed. Seybold reminded management to enforce the parking rules. Seybold stated he has been in touch with Crested Mountain Condominiums and expressed interest in potentially parking on top of their new garage structure, if they were open to it.

Smith explained the board is working to finalize updates to their governance policies, bylaws and collection policy. The board must vote to approve these documents, and they will be distributed to the members once finalized and available.

Landscape Committee Update

John Seybold stated a landscaping plan is being put together. The committee met with an engineer and once all plans have been finalized, they can work on bids, and an assessment will have to be made.

Election of Directors

Kylie Stock's and Amy Funke's terms expire at this meeting. Tom Raschella's term is through 2026. Given Tom's age and inability to participate in meetings, the board nominated Emily Greenwood to serve the remainder of Tom's term.

The following motion was made by John Seybold:

Motion: To elect both Kylie Stock and Amy Funke to serve additional three-year terms and have Emily Greenwood fill Tom Raschella's position, as he is no longer able to.

Seconded: Judy Garrett

Vote: Unanimous

The following motion was made by John Seybold:

Motion: To schedule the next annual meeting for July 18, 2025 at 9:00 AM MDT.

Second: Amy Funke

Vote: Unanimous

Caleb Seviaan thanked the board for all of their hard work.

There being no further business, the meeting was adjourned at 10:20 AM.

Annalise Smith, Recording Sec.

John Seybold, President