

**THE BUTTES CONDOMINIUM ASSOCIATION
MEETING MINUTES OF THE
BOARD OF DIRECTORS
July 28, 2017
Immediately following the owners meeting**

Board members present: Jim McGill
Michael Poley

Present by Telephone: John Seybold
Tom Raschella

Evergreen Management Present: Reed Meredith

The meeting was called to order by President Jim McGill with 4 of 5 board members present.

The following motion was made and seconded:

MOTION: To approve the Board meeting minutes of: May 9, 2017 as written.

Vote: Unanimous Approval.

Election of Officers

The following motion was made and seconded:

MOTION: To re-elect Jim McGill as President, Michael Poley as Vice President, and John Seybold as Secretary Treasurer

Vote: Unanimous Approval.

Discussion ensued regarding the estimate to install flat stock Corten metal on the 6 roof shed / wall areas on the upper / back side unit entries. Evergreen Management has secured a bid from Laird & Gross for \$5,200 to install metal to elevate the level of the board and bat areas so that continual snow slides will not repeatedly tear off the bats. The board indicated that they would like Laird & Gross to treat the metal so that it rusts uniformly and matched the corrugated Corten wainscot.

The following motion was made and seconded:

MOTION: To approve a \$5,500 capital expenditure to install a 2' flat Corten metal on the 6 Board and Bat side walls that meet the porch shed roofs.

Vote: Unanimous Approval.

Reed Meredith presented a proposal from Laird & Gross to remove the wooden (red) handrails on the exterior stairways and replace with powdered coated black metal Fortress handrails that match the balcony railings. Meredith explained that the replacement of the handrails would leave the existing stair risers and stair treads in place. He further noted that the stairs themselves would likely need replacement sometime in the future and that the handrail replacement design is such that they could be re-used if the stairs themselves are replaced. The estimate from Laird & Gross does not include any unforeseen issues with the existing rail road ties, and noted that any such repair will be an additional cost.

The following motion was made and seconded:

MOTION: To approve a \$30,000 capital expenditure to replace all exterior handrails.

Vote: Unanimous Approval.

Discussion ensued regarding the hot tub deck and hot tub. Evergreen has obtained a bid for the hot tub shell and components from Diamond Blue Pool & Spa. The Cost of the spa itself is \$17,000, for a commercial grade El Grande shell. This shell is approximately 4 feet longer than the existing hot tub. TO accommodate the larger tub, the existing deck will need to be reconfigured and a "pump house" constructed to house the heater, filters, and spa motors. The board discussed that the existing hot tub deck structure is in need of repair as hydrostatic pressure from the hillside above has pushed the supports out of alignment. The current budget is \$29,000. The board would like to have an engineer look at the existing structure and make a recommendation. Meredith also noted that a new water line and electrical circuit would have to be installed to the pump house. Jim McGill and Evergreen Management will report back to the board after further information is received.

The following motion was made and seconded:

MOTION: To accept the June 30, 2017 financial statements as presented.

Vote: unanimous Approval.

The Board approved and authorized the collection of the remainder of the \$125,000 special assessment, that was passed at the 2016 annual meeting, for the purpose of completing the exterior "landscaping" items that were removed from the original renovation program in 2015. Details of this original assessment are contained in the 2016 minutes. The association has already collected \$75,000 of this assessment and will need to collect the remaining \$50,000 to complete all projects. Association president Jim McGill will work with Evergreen Management to determine a schedule for invoicing the remainder of this assessment.

The following motion was made and seconded:

MOTION: The association hereby ratifies the of the managing agent, Evergreen Management Inc, in the past year.

Vote: Unanimous Approval.

The next regular Board meeting is tentatively scheduled for January 19, 2018.

There being no further discussion, the meeting was adjourned at 11:25am.

Reed Meredith, Recording Secretary

Jim McGill, Buttes Assoc. President.