

**THE BUTTES CONDOMINIUM ASSOCIATION**  
**BOD MEETING**  
**July 21, 2023**

Board Members Present: John Seybold  
Amy Funke

Board Members Present Via Zoom: Kylie Stock  
Andy Ewart

Management Company  
Present: Billy Laird, Annalise Smith, Matt Wilson, Mountain Home  
Management

The meeting was called to order by John Seybold at 4:05 PM. with 3 out of 4 board members present.

Proof of notice was sent out on May 8, 2023.

**Reading and Approval of Previous Meeting Minutes**

The following motion was made by Amy Funke:

**Motion:** To waive the reading of the May 9, 2023 and July 17, 2023, meeting minutes and approve as written

**Second:** John Seybold

**Vote:** Unanimous

**Report of President**

Discussed at annual HOA Meeting

**Report of Managing Agent**

Discussed at annual HOA Meeting

**Election of Officers**

The following motion was made by Amy Funke:

**Motion:** For John Seybold to be board president, Amy Funke to be vice president, Kylie Stock to be Secretary/ Treasurer, Andy Ewart and Tom Raschella to be directors.

**Second:** John Seybold

**Vote:** Unanimous

**Unfinished Business**

**Landscaping/ Capital Budget Review**

The board reviewed the capital plan and funds allotted to the landscaping project. John Seybold mentioned wanting to tackle part of the project this fiscal year. The board discussed whether the association had adequate funds for upcoming capital projects. The board discussed an irrigation system, removing railroad ties in the walkways, installing metal edging, and bringing in crushed red trail mix or granite for the tops of the walkways. Seybold mentioned bringing in a landscape designer and asked Liard if he would be available to meet with one. He would like to start getting numbers this fall in preparation for spring. The board considered what would be considered adequate to hold in the reserve fund. Smith stated she's heard anywhere from 25-40% of dues should be allocated to reserves. The board would like to focus on getting numbers for the project so they can plan for an assessment as soon as possible, if necessary.

Funke mentioned there are a few places that need seeding and areas where grass is really struggling to grow.

CMC Garage Update

Seybold is in communication with Crested Mountain’s Board President, Jennifer Rhatigan about their upcoming project but has no updates at this time.

New Business

The following motion was made by Amy Funke:

**Motion:** To accept the May 30, 2023 financial statements as presented.

**Second:** John Seybold

**Vote:** Unanimous

The following motion was made by John Seybold:

**Motion:** To ratify the actions of the managing agent in the past year

**Second:** Amy Funke

**Vote:** Unanimous

Letter SCJ

The board discussed a letter the association received from SCJ regarding Buttes 515 deck. Seybold explained there is a stem wall that goes underneath Buttes 515 deck porch where the dirt has settled out because of snowmelt and water accumulation. He believes the only thing that needs to happen is it needs to be backfilled. The same issue occurred in John Seybold’s unit and backfilling solved the problem.

The board discussed the project as a whole. Seybold would like to spend a little more time and effort on general maintenance because of the increased traffic the association has been seeing over the past few years. Seybold asked management to get the dumpster repaired or replaced because the door is broken off. Smith will call Waste Management to discuss options and find out if it is owned by the association or Waste Management, if it’s more cost effective to buy or lease, etc. Seybold also asked management to work on ordering the parking passes. Each unit will receive two parking passes, one for owners, one for renters. Replacement placards can be provided but there will be a charge associated with the replacement.

Stock mentioned having an attorney review the association’s bylaws for compliance with state laws.

The following motion was made by Amy Funke:

**Motion:** To have association attorney, Schumacher and O’Loughlin review the association’s governing documents for compliance and propose updates.

**Second:** John Seybold

**Vote:** Unanimous

There being no further business, the meeting was adjourned at 11:53 AM MDT.

Respectfully Submitted:

Approved:

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Annalise Smith, Recording Secretary

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John Seybold, President