

**THE BUTTES CONDOMINIUM ASSOCIATION  
SPECIAL BOD MEETING**

**August 12, 2021**

**11:00 AM**

Board Members Present by Telephone:     John Seybold  
  Sandra Barker  
  Kylie Stock  
  Peter Andrews  
  Tom Raschella

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

The meeting was called to order by William Laird at 11:04 p.m. with 5 out of 5 board members present.

President John Seybold explained the meeting was called to discuss a proposal submitted by two owners who would like to install egress windows in their units that would require window wells.

Laird asked the board what questions they had regarding the project. Laird believes the design and engineering look good and everything will be done to code since permits will be required.

Peter Andrews stated his concern about the warranty for the hardi-plank siding with the proposed work. Laird explained the association was most likely beyond the warranty period for the materials and he doesn't anticipate any issues since minimal work will be done to the siding. The identical product would be used where necessary. The work will be done by a reputable general contractor who is experienced and will do everything according to the engineered plans.

Andrews explained that when he bought his unit, he was made aware of the egress issues with the lofts that could not be used as bedrooms. With short-term rentals, the town is now involved with the use of the units. Seybold mentioned the current buyers were not made aware of these egress issues. Laird stated in his discussions with one of the owners, it sounded like the realtors may have been remiss and some parties in the transaction may not have done their due diligence. There are a lot of code issues within the units, but it is not the board's responsibility to correct these issues. A discussion ensued regarding precedence and consistency.

The board discussed the work that would be done in the general common elements, which is lawfully owned by all owners. Sandra Barker stated she does not believe the board has the authority to approve the work and if the board violates the covenants, they could face legal repercussions. Seybold recommended consulting the association attorney. The board discussed other liability issues such as keeping that area clear of snow and the potential for flooding. The areas where the proposed window wells will be are located in snow storage areas that typically get covered by feet of snow every winter. Laird described the challenges with keeping the area clear of snow but believed it could be maintained by using a snow blower and from a maintenance standpoint, the right contractor could keep the area clear of snow. Kylie Stock expressed her concerns with the exposure of liability this would open for the association. Laird expressed his concerns with liability his company could face. Barker suggested discussing the proposal with the insurance company.

The board discussed informing unit owners with adjacent units, the legality of the decision, exposure to liability, and needing to discuss things further with the association attorney. Andrews reiterated his concern with the precedence that will be set with this decision. The board decided to consult with professionals and gather more information to make an informed decision. Annalise Smith agreed to reach out to the attorney, insurance agent, and affected homeowners.

The following motion was made and seconded:

**Motion:** To adjourn the meeting.

**Vote:** Unanimous Approval

There being no further business, the meeting was adjourned at 11:58 AM.

Respectfully Submitted:

Approved:

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Annalise Smith, Recording Secretary

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John Seybold, President