

THE BUTTES CONDOMINIUM ASSOCIATION
SEMI-ANNUAL BOD
July 17, 2020

Board Members Present: Jeffrey Campbell

Board Members Present by Telephone: Jim McGill
Tom Raschella
John Seybold

Homeowners Present: Matthew Barker

Management Companies Present: William Laird & Annalise Smith, Mountain Home Management
Reed Meredith, Evergreen Property Management

The meeting was called to order by William Laird at Mountain Home Management at 10:04 am. with 4 out of 5 board members present.

The following motion was made and seconded:

Motion: To approve the February 7, 2020 meeting minutes with the amendment that the management contract with Mountain Home Management was approved and executed by the association with a start date of November 1, 2019.

Vote: Unanimous approval.

The following motion was made and seconded:

MOTION: To approve the July 19, 2019 meeting minutes

Vote: Unanimous approval.

Report of President or Officers:

John Seybold asked about the status of re-opening in Crested Butte. Billy Laird explained there was a new state order that went into effect mandating masks while inside public spaces, but town has been very busy so far.

John Seybold began a discussion regarding looking for additional board members for the upcoming expiring terms. Jim McGill announced he will be formerly resigning on January 1, 2020. McGill recommended Seybold consult with Reed Meredith and Billy Laird to find a possible member for the board. Tom Raschella advised finding someone that is fiscally responsible. McGill concurred and explained the board member needs to understand what goes behind the dues, spreadsheets, and how to accrue funds to ensure the building's maintenance is taken care of.

Election of Officers:

The following motion was made and seconded:

MOTION: To reelect the slate of officers with John Seybold as president, Jim McGill as vice president, Jeff Campbell as treasurer, and Tom Raschella and Peter Andrews as directors.

Vote: Unanimous approval

Unfinished Business:

John Seybold began a discussion about the stairs and handrails. Seybold stated Mountain Home Management needed to get the board some numbers so they could decide on how to move forward with the project. A discussion ensued regarding the specifics on how the project could be done, whether materials could be re used, how the stringers could be mounted, potential for using prefabbed stairs and steps, etc. Laird stated he will talk to concrete, steel, and prefab vendors and put some numbers together.

The board instructed Laird to come up with an estimate for manually constructing steps and railings vs. setting prefabbed units on top of existing ties. Jeff Campbell stated Laird needed to get this done as soon as possible but, in the meantime, Mountain Home Management needed to go around and ensure all existing handrails were secure and safe. Campbell explained that the

sooner the board gets the estimates, the sooner they can begin tackling and planning for the rest of the capital items on the agenda.

Seybold asked about the aspen trees surrounding the property. Campbell stated the aspen tree by unit 504 needed to come down ASAP. Laird stated he would check the branches and other trees around the property. McGill stated he would also walk the property and look at the trees.

New Business:

The following motion was made and seconded:

MOTION: To accept the June 30, 2020 financial statements

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To ratify the actions of both Evergreen Management and Mountain Home Management over the past year.

Vote: Unanimous Approval.

The board discussed having their next meeting when Laird and Seybold had a plan and numbers together for the stair and railing project. Laird stated he would try to meet with Seybold mid-August.

A discussion ensued regarding virtual meetings and voting. McGill asked Seybold to consider holding meetings via Zoom. Laird agreed to set up Zoom for the next meeting. Reed Meredith mentioned the bylaws were amended to allow for homeowners to attend board meetings via teleconference, but not homeowner meetings. McGill stated some research needed to be done to find out if the state allows for voting via telephone or Zoom. McGill advised potentially forming a committee to figure out the laws surrounding virtual meetings and voting. Laird stated he and Smith would also do some research on the topic.

There being no further business, the meeting was adjourned at 11:29 AM.

Respectfully Submitted:

Approved:

Annalise Smith, Recording Secretary

John Seybold, President