

**THE BUTTES CONDOMINIUM ASSOCIATION**  
**ANNUAL OWNERS MEETING MINUTES**  
**July 17, 2020**  
**9:00 AM**

Owners Present: Lynn Zellmann  
Matthew Barker  
Jeffrey Campbell  
Dustin & Kylie Stock

Owners Present by Telephone: Cheryl Ewart  
John Seybold  
Jim McGill  
Caleb Sevia  
Bett & Emily Greenwood  
Tom Raschella  
Rick Campbell

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

<u>Member Represented</u>	<u>Unit</u>
Jim McGill (proxy Board)	501
Jeffrey Goldberg (proxy Board)	503
John & Mary Seybold (proxy Board)	504
Frederick & Amy Funke	506
Lynn Zellmann (proxy Board)	508
Ben Greenwood (proxy William Laird)	510
Don & Judy Garrett (proxy Board)	511
Jennifer Pierson (proxy Paul Pierson)	512
Ewart (proxy Board)	513
Jeffrey Campbell	514
Tom & Sue Raschella (proxy Board)	517
Matthew Barker	519
Dustin & Kylie Stock	521
<b>TOTAL REPRESENTATION</b>	<b>13</b>

A quorum was established with 13 of 21 members present and 64.89% of ownership represented in person or by proxy. The meeting was called to order by association manager William Laird at 9:03 am.

The following motion was made and seconded:

MOTION: To approve the previous minutes from the July 19, 2019 homeowners meeting as written.

Vote: Unanimous Approval.

William Laird thanked Reed Meredith for his assistance through the transition of management for the association and presented the Manager's Report at this time as follows:

**Completed Projects**

- **Roof Leak:** Laird explained that back in January of 2020, the Butte's roof was leaking into unit 510's loft. Upon inspection, Laird found that the drain line was backed up and frozen down in the crawlspace where it enters the main sewer line. The problem area was framed, sealed off and there were no issues following this incident. The cost of repairs totaled \$3,765.65.
- **Water Meter:** William Laird stated that the Town of Mt. Crested Butte informed him the water meter was no longer giving readings. Tests were performed by running water which resulted in no registration of gallons used so the town mandated the association replace the water meter at a cost of \$1,520.00.
- **Hot Tub:** The hot tub is currently closed due to COVID-19. Laird recommended keeping the hot tub closed.

**Lawn Maintenance**

- Mountain Home Management has done a lawn cleanup of the walkways and gardens, repaired broken hose bibs, replaced broken sprinkler timers, and purchased flower baskets and flowers for the property. We are mowing and trimming weekly. All bushes and

gardens are being watered every two to three days. We have spread fertilizer on the lawns, sprayed dandelions with Speedzone, removed tent caterpillar nests and re-mulched the hot tub area and around the stairs to try and stimulate grass growth.

### **Capital Projects for Discussion**

- Sprinkler & Irrigation: Included in the capital forecast for 2022 but something we can start preparing for or something that may take precedence over some other items. A discussion ensued regarding the sprinkler & irrigation project and it was decided other maintenance items take precedence over this project.
- Aspen Trees: Reed informed the Board at the February 7<sup>th</sup>, 2020 board meeting an arborist stated all the aspen trees may need to come down at some point because they were planted too close to the buildings. Reed Meredith stated some trees that were diseased or had dead tops have already been removed and recommended Mountain Home Management continue monitoring the trees. Matt Barker asked if there was a benefit to putting smaller trees in more appropriate locations to begin their growth. Reed mentioned there is a more comprehensive plan for landscaping and these items should be planned out and done together. Jeff Campbell mentioned there was a dead tree near unit 504 that needs to come out this fall.
- Railings: On the capital forecast for 2020. This is an extensive project. William Laird stated that he has brought some steel contractors up to the property and there are a couple of options, but he still needs to come up with a concrete plan. William Laird stated that until the plan is finalized, he cannot get a real budget put together. Laird explained Mountain Home Management will be shoring up existing railings to get us through until next summer and will devise a plan, get estimates, and present the options to the board.
- Exterior Light Fixtures: The Board mentioned at the February 7<sup>th</sup>, 2020 board meeting the handrails should take preference over replacing the light fixtures, so this project has not been completed.
- Sealcoat Parking Lot: On the capital forecast for FY 19-20. William Laird explained this is not urgent and can possibly put off at least another year.
- New Gas Grill: Laird explained the grill has been working properly and this is not an urgent matter.
- Replace Hot Tub Cover: Laird stated there are a few small seam separations in the hot tub cover but believes it is fine for now.

### **Short-Term Rentals**

William Laird asked if everyone was clear with all the new short-term rental requirements. Jim McGill asked Mountain Home Management to distribute the Town of Mt. Crested Butte's short-term rental website information to the homeowners.

### **Management Responsibilities**

Property managers are responsible for everything inside of the exterior walls. Mountain Home Management is responsible for everything outside of those walls and all common areas and elements. Your property manager should be thoroughly checking your unit and we should all be working together to maintain all units to preserve longevity of the buildings. William Laird explained there have been situations where we have had to address issues that should have been dealt with by an interior manager. Laird asked owners to communicate to their interior property managers the expectation that they need to be thoroughly checking the interior of their units. A short discussion ensued regarding interior condominium insurance and it was noted that the association should be listed as an additional interest on each homeowner's policy. Matt asked if insurance needed to be changed due to the change in management companies and it was concluded that no changes need to be made to the insurance policies.

Annalise Smith presented the financials as follows:

The June 30, 2020 balance sheet shows total assets of \$177,483.75 and total liabilities of \$40,694.34. Accounts receivable at 6/30/20 shows 20 of 21 owners were current in their payment of dues. Smith explained that as of July 10, 2020, 21 out of 21 owners are current on their first and second quarter dues.

Annalise Smith stated the June 30, 2020 income statement compared to budget shows that the total expenses of the association for the first seven months of the fiscal year were favorable to the budget by \$2,434.07. Smith explained that most expense line items are under budget which helps offset the overage we will see for Water & San whose rates have raised from \$1,880.76 to \$2,095.59 per month.

The following motion was made and seconded:

MOTION: To ratify and approve the actions of the Butte's Board of Directors in the past year.

Vote: Unanimous Approval.

**Election of Directors:**

Board members John Seybold and Peter Andrews terms expires at this meeting. John presented a letter of interest which was included in the annual meeting book.

The following motion was made and seconded:

MOTION: To re-elect John Seybold and Peter Andrews to a 3-year term on the Buttes Board of Directors, to expire at the 2023 Annual Meeting.

Vote: Unanimous Approval.

A discussion ensued regarding in-person representation and the fact that the association bylaws do not take advantage of current technology. Matt Barker asked if the association was looking into updating the covenants and bylaws to get rid of antiquated practices that are not advantageous to the organization. Jim McGill stated this will be a subject for the board meeting that follows.

The date of the next annual owners meeting was set for July 16, 2021 9am MDST.

The following motion was made and seconded:

MOTION: To set the next annual meeting for July 16, 2021 at 9 AM MDST

Vote: Unanimous Approval.

There being no further business, the meeting was adjourned at 9:59 AM.

Respectfully Submitted:

Approved:

\_\_\_\_\_  
Annalise Smith, Recording Secretary

\_\_\_\_\_  
John Seybold, President