

THE BUTTES CONDOMINIUM ASSOCIATION
ANNUAL OWNERS MEETING MINUTES
July 16, 2021
9:00 AM

Owners Present: Jim McGill & Edith McGill
Matthew & Sandra Barker
Andy Ewart
Karen & Michael Flynn
John Seybold & Mary Watson
John & Katie Kohler
Paul Pierson
Jeffrey Goldberg

Owners Present by Telephone: Ben and Emily Greenwood
Kylie Stock
Lynn Zellman
Jeff Campbell

Management Present: William Laird & Annalise Smith, Mountain Home Management

<u>Member Representation</u>	<u>Unit</u>
Jim & Edith McGill	501
Jeffrey Goldberg	503
John Seybold & Mary Watson	504
Lloyd & Sandy Banta (proxy Board)	507
Ben & Emily Greenwood (proxy Board)	510
Don & Judy Garrett (proxy Board)	511
Jennifer Pierson (proxy Paul Pierson)	512
Andrew Ewart	513
Jeffrey Campbell (proxy Board)	514
Gene Sherman (proxy John Seybold)	515
Michael Flynn	517
Matthew & Sandra Barker	519
John & Katie Kohler	521

TOTAL REPRESENTATION

A quorum was established with 13 of 21 members present and 61.90% of ownership represented in person or by proxy. The meeting was called to order by association manager William Laird at 9:12 AM.

Proof of Meeting Notice:

The following motion was made by Jim McGill:

MOTION: To waive proof of notice of the meeting sent June 21, 2021.

SECOND: Michael Flynn

VOTE: Unanimous Approval

Reading and Approval of Minutes of Previous Meeting:

The following motion was made by Jim McGill:

MOTION: To waive the reading of the July 17, 2020 minutes and approve them as written.

SECOND: Michael Flynn

VOTE: Unanimous Approval

Report of President or Officers:

John Seybold explained Mountain Home Management has begun the stair project. Michael Flynn asked about management of the interior vs the exterior of units. Billy Laird explained the difference and that he is responsible for the exterior of the units, from the drywall out, while owners are responsible for hiring someone to manage the interior of their units, drywall in, if necessary.

Jeffrey Goldberg entered the meeting at 9:25 A.M.

Report of Managing Agent:

Jim McGill inquired about the association's master insurance and asked if \$5.3 million would be enough to replace the building, with the cost of inflation. McGill recommended the board looks into speaking with realtors and contractors. A discussion ensued regarding realistic square footage prices for both interior and exterior replacement costs given today's economy. It was recommended that management reach out to the Buttes insurance agent to ensure proper and adequate coverage is obtained.

William Laird stated we are looking into the square footage prices based on some of his recent projects. The members asked management to reach out to the membership and suggest they all reevaluate their insurance coverage.

The members discussed the overall appearance of the complex. McGill began a discussion regarding the asphalt sealcoating and water drainage issues. McGill stated that Crested Mountain Condominiums and Crested Mountain North share the cost of the entry way with the Buttes and that contract needs to be reviewed. A solution should be presented, and the cost will need to be split between the associations. Laird stated the crack sealing is on the schedule and he will look at and come up with a plan to improve the drainage.

The members discussed pouring concrete in the walkways as has been previously discussed by the association.

Unfinished Business:

McGill reviewed the reserve fund spreadsheet he created as a tool to prevent special assessments for capital projects. The basic idea is to accurately estimate the repair cost and divide it by the years needed to accrue funds. If the association is diligent in accurately maintaining this spreadsheet, there shouldn't be a need for assessments if a positive balance is always reflected. McGill commended Smith for keeping on top of the spreadsheet and encouraged her to ensure an analysis was done yearly and numbers were updated to reflect accurate estimates of upcoming projects.

Sandra Barker stated the paint is peeling off the metal railings that were installed in 2016 and it is chipping and cracking on the welding points. Laird stated he would take a look and reach out to the company.

New Business:

The following motion was made by Jeffrey Goldberg:

MOTION: To ratify the actions of the BOD for the past year.

SECOND: Sandra Barker

VOTE: Unanimous Approval.

The members discussed gravel vs concrete for the walkways. McGill stated he believed concrete would be a good investment for the association. A dye could be added to the concrete to improve snow and ice melt. McGill recommended keeping gravel in the upper walkways, but Barker disagreed and stated she would prefer concrete. Goldberg inquired about water runoff with gravel and concrete. The board discussed dye color and finish of concrete to accommodate snow boots. Flynn inquired about potential liability for owners or guests who may slip and fall on concrete. Management stated it's no different than the liability faced at the ski resort and at any time, someone in ski boots could slip on ice and fall. McGill suggested posting signage and Barker stated management should be mitigating the ice buildup.

Goldberg asked about enforcement of the one car policy. Laird explained the difficulties in enforcing parking rules since issues only arise a few times a year. McGill stated the trailers are an issue and recommended parking permits. The members agreed a sign should be posted in the parking lot and discussed painting parking lines.

Election of Directors:

Board members Kylie Stock and Sandra Barker's terms expire at this meeting. Both Kylie and Sandra expressed interest in serving new terms on the board.

The following motion was made by Jim McGill:

MOTION: To re-elect Kylie Stock and Sandra Barker to a 3-year term on the Buttes Board of Directors, to expire at the 2024 Annual Meeting.

SECOND: Paul Pierson

VOTE: Unanimous Approval.

The date of the next annual owners meeting was set for July 22, 2022 9 AM MDT.

There being no further business, the meeting was adjourned at 10:45 AM.

Respectfully Submitted:

Approved:

Annalise Smith, Recording Secretary

John Seybold, President

DRAFT