

# THE BUTTES CONDOMINIUM ASSOCIATION



**Annual Homeowners Meeting  
&  
Semi-Annual Board of Directors Meeting  
Friday July 20, 2018  
9am MDST  
Crested Mtn Village  
Rustler Gulch Conference Room**



Evergreen  
Properties

Personalized Home Care & Association Management

*Box 5256  
MT. CRESTED BUTTE, CO 81225  
970-349-4940*

# AGENDA

The Buttes Condominium Association  
Annual Homeowners Meeting  
Friday, July 20th, 2018  
9:00 AM MDST

- |               |       |   |
|---------------|-------|---|
| 9:05 – 9:15   | I.    | Roll Call & Proxy Notification  |
| 9:15          | II.   | Proof of Meeting Notice   |
| 9:15 – 9:20   | III.  | Reading and Approval of Minutes of Previous Annual Owner Meeting <ul style="list-style-type: none"><li>• July 28, 2017</li></ul>  |
| 9:20 – 9:30   | IV.   | Report of President or Officers   |
| 9:30 – 9:45   | V.    | Report of Managing Agent  |
| 9:45 – 10:10  | VI.   | Unfinished Business   |
| 10:10 – 11:15 | VII.  | New Business <ul style="list-style-type: none"><li>A. Schedule for Hot Tub deck</li><li>B. Ratify the actions of the Board of Directors in past year</li></ul>  |
|               | VIII. | Election of Directors <ul style="list-style-type: none"><li>A. Election of 2 Director's for the terms expiring 2018<ul style="list-style-type: none"><li>Jim McGill</li><li>Jeff Campbell</li></ul></li></ul> |
| 11:15 – 11:30 | IX.   | Unscheduled Business  |
| 11:30 – 11:45 | X.    | Set Date of 2019 Annual Meeting   |
| 12:00         | XI.   | Adjournment   |

The Semi Annual Buttes Association Board of Directors meeting will immediately follow the annual owners meeting.

# **AGENDA**

The Buttes Condominium Association  
Semi-Annual Board of Directors Meeting  
July 20, 2018  
Immediately Following the Owners Meeting

- I. Roll Call
- II. Reading and Approval of Minutes of Previous Meetings
  - A. March 15, 2018
  - B. June 20, 2018
- III. Report of President or Officers
- IV. Report of Managing Agent
- V. Election of Officers
- VI. Unfinished Business
  - A. Capital Projects:
    - a. Hot Tub & Deck
    - b. Asphalt Sealcoating
- VIII. New Business
  - A. Acceptance of June 30, 2018 Financial Statements
  - B. Ratify Actions of Management Agent in past year
  - C. Set Date of the Next Meeting
- IX. Adjournment



**The Buttes Condominium Owners Association  
Owner Contact List  
June 2018**

Unit	Owner	Main Email
BU501 McGill	James C. McGill Living Trust 2121 South Yorktown suite 1103 Tulsa, OK 74114	jim@ediche.com
BU502 Hartson-McFarland LLC	Hartson-McFarland LLC 4 Doverwood San Antonio, TX 78248	rhartson@earthlink.net
BU503 Goldberg/Markooy	Jeff Goldberg & Livia Markooy 1909 Edgewater Dr Plano TX 75075	jeffrey@goldmark.org
BU504 Seybold	John & Mary Seybold 660 CR 340 Parachute, CO 81635	jseybold@willowwisp.net
BU505 Ivanetic	Mike & Maja Ivanetic 8940 Savannah Park Orlando, FL 32819-4432	M18940@aol.com
BU506 FUNKE	Frederick & Amy Funke 931 Inca Parkway Boulder, CO 80303	funke@twitter.com
BU507 Banta	Lloyd Banta Box 576n Lyons CO 80540	banta_property@yahoo.com
BU508 Wallace	Karen Wallace 4130 Coolwater Dr Colorado Springs. CO 80916	wallace.karen@comcast.net
BU509 Snoddy	Mark Snoddy 275 Junction Trak Roswell, GA 30075-3020	marksnoddyjr@att.net
BU510 Greenwood	Ben & Emily Greenwood 4679 Ingram CT Boulder CO 80305	greenwer@colorado.edu
BU511 Garrett	Don & Judy Garrett 1300 Brookside Dr Norman, OK 73072	dgarrettmd@sbcglobal.net
BU512 Pierson	Paul & Jennifer Pierson 6960 Tokalon Dallas, TX 75214	jkpierson1969@yahoo.com
BU513 Ewart	Andy & Cheryl Ewart 7 SMith Farm Rd Stratham, NH 03885	asewart@comcast.net
BU514 Campbell	Campbell Family	jamkagrouplic@gmail.com
BU515 Sherman	Gene Sherman 2430 Harvard Street Sacramento, CA 95815	gsherp@yaho.com
BU516 SEVIAN	Caleb & Charity Sevian 3851 Sunshine Canyon Dr Boulder, CO 80302	CSevian@w3llc.com
BU517 Raschella	Tom & Sue Raschella 13710 NE 26th Pl Bellevue, WA 98005	tomraschella@gmail.com
BU518 Gibson	Rafe Gibson	rgibson@deconcreteinc.com
BU519 Barker	Matthew Barker 8965 North AWL Road Parker, CO 80138	barkermbf@msn.com
BU520 Andrews	Peter & Christine Andrews 16 Fernhurst Farmington, CT 06032	pandrews@andrewsagency.net
BU521 Winquist/Stone	Heidi Winquist / Sharon Stone 829 N Hoover Ave Louisville CO 80027	heidwinquist@gmail.com

**THE BUTTES CONDOMINIUM ASSOCIATION  
ANNUAL OWNERS MEETING MINUTES  
July 28, 2017  
9:00 AM**

Owners Present: Jim & Edith McGill  
Michael & Stephanie Poley  
Judy Garrett  
Sandra Barker  
Jeff Campbell  
Vic Campbell  
Caleb Sevian  
Maja Ivanetic  
Jeff Ivanetic

Owners Present by Telephone: Tom Raschella  
John Seybold  
Andy Ewart

Management Company Present: Reed Meredith, Evergreen Management Inc.

Member Represented	Unit
Jim McGill	501
Jeffrey Goldberg	503
John & Mary Seybold ( By proxy Board)	504
Maja Ivanetic	505
Fred & Amy Funke ( by proxy Board)	506
Lloyd Banta ( by proxy Board)	507
Dave & Karen Wallace (by proxy M.Poley)	508
Don & Judy Garrett	511
Jennifer & Paul Pierson ( by proxy Board)	512
Andy Ewart ( by proxy Board)	513
Vic and Jeff Campbell	514
Gene Sherman ( by proxy McGill)	515
Caleb Sevian	516
Tom & Sue Raschella (by proxy M.Poley)	517
Matt & Sandra Barker	519
Michael & Stephanie Poley	521
<b>TOTAL REPRESENTATION</b>	<b>14</b>

A quorum was established with 14 out of 21 members present, and 68.18% of ownership represented in person or by proxy. The meeting was called to order by association president Jim McGill at 9:01am.

The following motion was made and seconded

MOTION: to approve the meeting notice as presented on June 28, 2017

Vote: Unanimous Approval

The following motion was made and seconded:

MOTION: To approve the previous minutes from the July 22, 2016 homeowners meeting as written.

Vote: Unanimous Approval.

Reed Meredith of Evergreen Management Inc presented the Manager's Report at this time as follows:

Evergreen Properties works continually to address the maintenance and landscaping needs of the Buttes Association exterior. Among the many services that we provide are the Daily, Weekly, and Monthly projects that follow:

**Daily:** Daily walk of the property  
Vacant unit inspections during freeze threats  
Lighting and security inspections  
Maintenance and Security of the Hot Tub and Deck area  
Hot Tub Water Testing and Chemical Balance  
Exterior property inspection and trash pick-up  
Parking lot patrol and enforcement  
Watering of lawn area, flower baskets, and garden areas  
Snow Removal - stairway, walkway, and parking clearing  
On site- 24hour response to late night emergency maintenance calls

**Weekly:** Exterior lighting replacement  
Landscaping and Lawn maintenance  
Flower, Tree, and Shrub maintenance  
Dumpster and Trash pick-up coordination  
Meetings with various contractors working on Buttes Units

In addition to the routine maintenance noted above we have completed the following projects:

- ❖ **Winter Damage Report:** The extreme snowfall of December – January, 20 feet in 40 days, caused a number of minor building damages, mostly caused by roof slides. These included:
  1. Ice block through 513 window from roof slide above.
  2. Stripping of large evergreen tree branches between buildings from roof slide
  3. Various corner boards and siding damage
  4. Dryer vent damage from snow slide
  5. Board and Batt Damage on the upper unit shed roof areas (6) that cover the porch entries of the back side units. This is a design flaw of the remodel that could not have been anticipated by the architect. The board plans to install flat corten steel, extending from the roof line up 2'. This will eliminate the problem from future occurrences.

Evergreen Properties has completed an assessment of the damages and has created a punch list of repair items. Laird & Gross Construction has been retained to make these repairs on a time and materials basis. LG anticipates addressing these issues in the coming weeks.

- ❖ **Garden & Lawn Clean Up and Maintenance:** After 8 months of construction from April – November last year, we have some work to do to restore the Buttes landscaping. While we are almost back to the pre-construction state, there remains work to be done to improve the condition of the landscaping.
- ❖ **Re-Staining of Upper unit Entry Decks:** Evergreen Properties has re-stained all of the upper unit entry porch/decks.

#### Completed / In Progress Projects:

- ❖ **Replacement of 7 flat roof membranes:** Jim Thomas Construction has completed replacement of the flat roof membranes on top of units 5016,510,516,517,520,521,508. Combined with the flat roofs that were replaced last summer, all flat roofs are now brand new! The Carlisle membrane has a 20-year warranty.
- ❖ **Re-Paving of Entry Driveway and Buttes Parking Lot:** Evergreen Management secured yet another bid from United Paving to repave the entry road/driveway known as Crested Mtn Lane. This project is currently scheduled for the 3<sup>rd</sup> week of September. Earlier scheduling, weather, and moisture conditions did not allow for United to proceed prior to July 4<sup>th</sup>. As the entry gets approximately 100 car trips per day during our summer season, it was not possible to close the entry for 6 days. We anticipate a September closing of the entry to be more palatable. In the meantime we have spread two load of road base in the entry potholes, to provide a band-aid to the surface until the paving commences.
- ❖ **Annual Flower Arrangements:** Nine colorful hanging flower basket arrangements have been placed around the Buttes complex walkways and are maintained on a daily basis.
- ❖ **Attainment of Multiple Bids & Estimates For Possible Future Projects:**
  1. Stairway Handrails – replacement of the wooden exterior stairway handrails is tentatively scheduled for September/October. The wooden rails will be replaced with powder coated metal handrails that match the balcony railings.
  2. Replacement of hot tub deck and new commercial grade hot tub. A new deck configuration will have to be built in order to install a new commercial hot tub. The new hot tub will be 4 feet larger than the current spa in order to accommodate the usage that the Buttes gets.

#### Financial Report:

The June 30, 2017 The June 30th Balance Sheet shows total Assets of \$201,714.00, and total Liabilities of \$47,853.15. Accounts Receivable shows that all owners are current in their payment of regular dues at 6/30/17. The Total Fund Balance at 6/30/17 was \$153,898.62.

The June 30, 2017 Income Statement Compared to Budget shows that the total Expenses of the association for the first 7 months of the fiscal year were favorable to budget by \$5,899.00. This is a very positive outcome considering the incredible snowfall we experienced last winter of 20 Feet of snow in 40 days. Luckily, the Board of Director's was approving the budget in the middle of the December snowstorm and we encouraged them to increase the snow removal budgets for the year to compensate for the extra costs. The largest areas of significant savings came in the areas of Contract Labor (\$897) Insurance (1,377), Snow Shoveling ( 2,831).

The 3<sup>rd</sup> Installment of the first \$75,000 Landscaping Special Assessment was invoiced in April. The remaining \$50,000 of the \$125,000 total special assessment that was approved at last years' meeting has not yet been invoiced. The Board of Director's will discuss timing of the special assessment collection.

Jim McGill began a discussion of the Aspen trees in front of the buildings. He noted that the trees were originally planted far too close to the building, back in the 1980's, and as a result all will eventually have to be removed. The association has already removed a number of the trees and there is one tree in front of unit 514/513 that will have to be removed this Fall as it is not leafing out and is dying.

Jim McGill began a discussion of the exterior light fixtures. When the building was remodeled in 2015, a decision was made to re-install the existing light fixtures due to cost savings. Last year there was considerable discussion about purchasing and installing new fixtures. Unfortunately, the momentum for this project has stalled. Reed Meredith noted that there are some 58 light fixtures and that any new fixture would have to meet to the Town of Mt Crested Butte's lighting code, which calls for a zero cut-off fixture where you cannot see the lightbulb. Michael Poley noted that the current fixtures have a 4 ½" mounting plate and that it has been difficult to find fixtures of this size. Stephanie Poley will re-visit the process and present a recommendation to the board.

Jim McGill went over the Repair and Replacement budget and the Landscaping Budget at this time. Jim reported that the capital spreadsheet illustrates that the current dues should be sufficient, in combination with the previously approved special assessment, to complete all anticipated capital projects. He further noted that the current figures indicate that a dues increase should not be needed. He further noted that several of the projects have been re-scheduled based upon changing needs, such as the flat roof replacements

which were originally budgeted to be spread over 3 years. The Board made a decision to proceed with replacement of all flat roofs in 2 years due to cost savings of doing so.

The following motion was made and seconded:

MOTION: To ratify actions of the Buttes board of director's in the past year.

Vote: Unanimous Approval.

Election of Directors: 2 board positions are expiring at this meeting, John Seybold and Peter Andrews. Jim McGill informed the Owners that he had spoken to both board members, and that they are interested in continuing on the board. McGill also noted that in the future, the board would be looking for some new members and that any interested owner should contact him with their qualifications if they are interested.

Peter Andrews and John Seybold were nominated and seconded to serve 3-year terms on the Buttes board. Jim McGill asked for any nominations from the floor. Hearing none the following motion was made and seconded:

MOTION: To close nominations and elect by acclamation Peter Andrews and John Seybold to 3-year terms on the Buttes Board of Director's.

Vote: Unanimous Approval.

Judy Garrett thanked Jim McGill and Evergreen Management for their continued hard work and complimented them both on taking such good care of the association. Maja Ivanetic noted that the complex looked great and that it was obvious that Evergreen Management takes good care of the buildings. This sentiment was shared by the other owners present at the meeting.

Jim McGill thanked Evergreen Management for their continued work to manage the Buttes Association.

The date of the next annual owners meeting was set as July 27, 2018 at 9am MDST.

There being no further business, the meeting was adjourned at 11:00am.

Respectfully Submitted,

\_\_\_\_\_  
Reed J. Meredith, Recording Secretary

\_\_\_\_\_  
Jim McGill, President



THE BUTTES CONDOMINIUM ASSOCIATION  
MEETING MINUTES OF THE  
BOARD OF DIRECTORS  
TELEPHONE CONFERENCE CALL  
March 15, 2018

Board members present by phone: Jim McGill  
John Seybold  
Peter Andrews  
Jeff Campbell

Evergreen Management Present: Reed Meredith

President Jim McGill called the meeting to order at 11: 01 with 4 of 5 board members present.

The following motion was made and seconded:

MOTION: To approve the Board meeting minutes of July 28.2017.

Vote: Unanimous Approval.

Jim McGill noted that while the Board has appointed Jeff Campbell to fill the unexpired seat vacated by Michael Poley's sale of unit 521, they have not elected anyone from the board to fill his office as Vice President.

The Following Motion was made and seconded:

MOTION: to elect John Seybold as Vice President

Vote: Unanimous Approval.

Reed Meredith noted that the board members had appointed Jeff Campbell to the board by email vote, and that memorializing that appointment in the meeting minutes would be appropriate.

The following motion was made and seconded:

MOTION: To appoint unit owner Jeff Campbell to the Buttes board of directors, filling the unexpired term of departing board member Michael Poley. This term will be up for election in July 2018.

Vote: Unanimous Approval.

Evergreen Management's Reed Meredith presented an update on several issues including the low snow year and Water & Sanitation costs. The resort is currently at 62% of normal for snow accumulation. The low snow year presents possible water issues which will be felt this summer but has obviously reduced snow removal costs. The Mt CB Water & Sanitation District has passed a 10% increase effective January 1<sup>st</sup>. Meredith attended the public meeting of the Water & Sanitation Board and asked the board to consider changing the structure of water fees for condominium buildings, based on the fact that many condominium units are vacant for 2-4 months per year and never come close to using the allotted 11,000/ gal/ month. The water board indicated that they would study the issue and see if another fee structure could be incorporated next year.

Jim McGill began a discussion of the Renovation completion schedule and invoicing of the previously approved \$50,000 special assessment. McGill noted that the original approval by the owners was a special assessment of \$125,000, which was approved at the July 2016 Annual Owners Meeting. To date, \$75,000 has been invoiced, leaving the remaining \$50,000 yet to be billed to the owners.

The following motion was made and seconded:

MOTION: To invoice the remaining \$50,000 special assessment with the 2<sup>nd</sup> quarter dues statements on April 1, 2018. Payment will be due by June 1, 2018.

Vote: Unanimous Approval.

The \$50,000 special assessment breakdown by unit is as follows:

Owner & Unit Number	2018 SPECIAL ASSESSMENT 50,000		
	Square Feet	Percent of Total	Assessment
BU501 McGill	1,682	7.18	\$3,590.00
BU502 Hartson-McFarland LLC	1,664	7.11	\$3,555.00
BU503 Goldberg/Markoozy	1,459	6.24	\$3,120.00
BU504 Seybold	457	1.95	\$975.00
BU505 Ivanetic	710	3.03	\$1,515.00
BU506 Funke	919	3.93	\$1,965.00
BU507 Banta	919	3.93	\$1,965.00
BU508 Wallace	919	3.93	\$1,965.00
BU509 Snoddy	919	3.93	\$1,965.00
BU510 Greenwood	919	3.93	\$1,965.00
BU511 Garrett	1,185	5.06	\$2,530.00

BU512	Pierson	1,682	7.18	\$3,590.00
BU513	Ewart	1,481	6.33	\$3,165.00
BU514	Campbell	1,459	6.24	\$3,120.00
BU515	Sherman	1,246	5.32	\$2,660.00
BU516	Sevian	919	3.93	\$1,965.00
BU517	Raschella	919	3.93	\$1,965.00
BU518	Gibson	919	3.93	\$1,965.00
BU519	Barker	919	3.93	\$1,965.00
BU520	Andrews	919	3.93	\$1,965.00
BU521	Winquist/ Stone	1,185	5.06	\$2,530.00
		23,400	100.00	\$50,000.00

Reed Meredith presented the 2017 Fiscal Year –End financial statements at this time. The year-end Balance Sheet shows total Assets of \$181,786.39 and Total Liabilities of \$61,410.53. The ending Consolidated Fund Balance was \$120,375.86. The association completed the year with operating expenditures under budget by \$8,795.73. Significant savings in the areas of contract labor, electric, snow plowing, and snow removal contributed to this positive outcome.

The following motion was made and seconded:

MOTION: To approved the 2017 FYE Financial Statements as presented.

Vote: Unanimous Approval.

Meredith then presented the proposed 2018 Operating Budget, which totals \$109,702. The proposed budget maintains regular dues assessments at their current levels. Most operating expenses remain unchanged from the 2017 budget with the exception of slight increases in Management Fees (4%), Water & Sanitation Fees (10%) and a decrease in Snow Plowing and Snow Removal expenses (-40%). Meredith explained that the snow removal costs are budgeted on a 3-year average. Jim McGill noted that Evergreen Management had maintained its' fees for a number of years and he was in full support of an increase.

The following motion was made and seconded:

MOTION: To approve the 2018 Operating Budget as presented.

Vote: Unanimous Approval.

Jim McGill presented the Capital Financial Forecast at this time. McGill noted that this forecast is updated annually but is designed to ensure that the Buttes owners are protected from any future special assessments by accruing funds annually for future repairs and replacements.

Capital Expenditure Discussion ensued. Reed Meredith stated his opinion that the number one priority capital item is the hot tub and deck project and re-iterated that the current hot tub has been in operation since 2001 and is a residential spa. He continued that the current hot tub has had multiple issues this season, keeping it running has been a struggle, and that there would be no way to keep it going past the end of the ski season. The current hot tub deck structure has been "leaning" downhill for some time and despite several attempts to rectify this, hydrostatic pressure from the hillside above continues to push the deck downhill. Last Fall, we were advised by an engineer that while the deck structure was still safe for use at that time, that there really was no long-term remedy other than removing the existing deck and starting over. Meredith has met with contractors, engineers, and the local hot tub dealer to come up with a new replacement plan. They recommend a commercial hot tub, with separate filter, heater, and auto-fill capabilities. A commercial hot tub is easier to maintain and should reduce maintenance costs in the long run. He also recommends installing a larger hot tub to accommodate the use that the Buttes hot tub historically gets. The new hot tub would be 7'x10', seating 10, and holding 950 gallons. The current plan for replacement would include removing the existing deck, excavating a flat area approximately halfway up the stairway that runs between the 2 buildings, at the level of the walkway to unit 505. Instead of building an elevated wooden deck, it is recommended to install a concrete retaining wall and put a concrete patio on grade, surrounded by a 5' metal fencing to match that used on the Buttes Balconies. The hot tub would be recessed into the concrete and a separate pump house would be constructed on the exterior wall of building 1 (the back side of units 521/512 ) to house the pumps, heater, and filter. Meredith presented photos to the board showing the location. The current budget allotted for the project is \$37,000, however Meredith warned that exact numbers have not been determined and it is possible that additional funds will be necessary for this updated plan. Once the architect submits a site plan and drawings, the contractor can provide more accurate numbers. The hot tub itself has been bid by Diamond Blue Spas at \$17,000. Costs for the existing deck removal and construction of the new patio area are in addition to this number.

Meredith reported that ideally construction would begin in May and hopefully be complete sometime in August. He noted that all owners and unit management companies should be informed that there will be no hot tub available this summer.

After discussion, the board indicated that the concept was appropriate and that Evergreen Management should obtain definitive numbers and report back to the board for vote by email, with the intention that construction will begin in the spring to ensure completion by next ski season. Meredith noted that it may be necessary to postpone the light fixture and/or a portion of the stairway railing project in order to fund the additional hot tub/decking work.

Meredith presented a photograph of the new stairway railings near Unit 504. These black, powder coated railings are the same manufacturer as the railings used for the Buttes balconies. The planned project would include replacing all of the remaining wooden railings in this same manner. There are 11 remaining sections of railing to complete.

Jim McGill began discussion concerning the small 18" electric meter enclosure door of unit 515. McGill noted that the owner of unit 515 had contacted him directly, requesting that the small door be re-constructed. Photographs of the door in question, show that from the exterior the door appears normal and operates as intended. The interior photograph shows where the screws holding the originally installed hinges failed and came out of the cement board leaving screw "holes". The renovation contractor was scheduled to repair this door as part of the punch list, however the owner felt that he did not want to wait for this and installed mending plates and moved the hinges to repair the door. When the contractor looked at the door during punch list completion, he did not feel that additional was warranted. This cosmetic "defect" is only visible when the door is open. The board noted that these doors are only needed to be operable for meter repair and are not opened for meter reading as that is done remotely. The unit owner would like to have the door totally rebuilt at the association's expense. McGill noted that he had informed the unit owner that the board would discuss this issue. The board members felt that as: 1) the door does not exhibit any visible "defect" while it is closed, and 2) it does operate as intended; the association sees no benefit in replacing the door. However, the owner may rebuild the door at his expense if he wishes to do so, as long as it matches the existing.

Discussion began regarding the date of the annual owners meeting, originally set tentatively as Friday July 27, 2018. John Seybold indicated a preference to move the meeting up a week earlier if possible. After discussion, the board agreed and selected Friday July 20, 2018 at 9am as the annual owners meeting date. Jim McGill asked that all owners be notified of the change.

The board scheduled to meet on June 11<sup>th</sup> at 11am MDST by teleconference to discuss any issues and prepare for the July 20<sup>th</sup> owners meeting.

There being no further discussion, the meeting was adjourned at 12:01pm.

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Reed Meredith, Recording Secretary

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Jim McGill, Buttes Assoc. President.

THE BUTTES CONDOMINIUM ASSOCIATION  
MEETING MINUTES OF THE  
BOARD OF DIRECTORS  
TELEPHONE CONFERENCE CALL  
June 20, 2018

Board members present by phone: Jim McGill  
John Seybold  
Peter Andrews  
Jeff Campbell  
Tom Raschella

Evergreen Management Present: Reed Meredith

President Jim McGill called the meeting to order at 11: 01 with all board members present.

The following motion was made and seconded:

MOTION: To waive the meeting notice requirement and approve the agenda.

Vote: Unanimous Approval.

Jim McGill began a discussion of the financial forecast. He noted that some of the projects have been delayed in order to accommodate extra expenditures concerning the hot tub and deck. Particularly, the exterior handrail replacement has been delayed until 2019. His forecast still indicates that all projects can be completed without further special assessment, which he feels is imperative.

Reed Meredith reported that the Buttes parking lot has been sealed with asphalt sealant per the recommendation of United Paving. This was originally scheduled for next year, but Evergreen obtained an attractive bid from Sealco Inc. which allowed earlier completion.

Reed Meredith reported that he has been working with the architect and Laird & Gross Construction to develop the hot tub / deck plan and obtain better costs estimates. At this time, the total cost is coming in at around \$65,000. Meredith noted that he was able to negotiate the Laird & Gross General Contractor fee down from 15% to 10%, saving the association \$2,500. The cost of the excavation and concrete are a bit higher than originally budgeted, but much of this is due to the design of excavating and pouring a concrete patio rather than the original plan of building another supported wooden deck. As the board is aware, the wooden deck has been "sliding" down the hillside for many years despite repeated shoring efforts. The patio design should eliminate this problem and provide a long-term solution. Laird & Gross is ready to begin demolition of the existing structure in the next month and construction of the new deck and installation of a commercial grade hot tub to take place in the fall. The current hot tub, a residential tub installed in 2003, is no longer operational due to leaks.

The Following Motion was made and seconded:

MOTION: to approve an expenditure of \$65,000 for the construction of a new concrete patio with commercial grade hot tub. Construction commence this summer.

Vote: Unanimous Approval.

Reed Meredith presented materials from the association's insurance carrier, Farmers Insurance at this time. The Buttes building value has been increased by the inflation guard by 4% to a total of just under \$5,000,000. Overall the premium has increased by 9.5% due to the major hail and fire losses in the state of Colorado in the last few years, with a state based increase averaging 10-12%. The property is insured on a bare walls basis per the declarations. The Board discussed the possibility of removing the inflation guard and/or increasing the deductible. Meredith reported that his investigation found that the deductible would have to be increased significantly to \$25,000 in order to attain any real premium savings. Meredith cautioned against making any changes to the policy.

After discussion, the following motion was made and seconded:

MOTION: To approve renewal of the association insurance policy without modification.

Vote: Unanimous Approval.

Reed Meredith presented a request from the owners of unit 511, to construct an outdoor seating area adjacent to their entry. The board discussed several concerns regarding such an installation including skier access, consistent aesthetics, and the reluctance to allow any construction to, or near, the existing building which could cause future foundation issues.

The following motion was made and seconded:

MOTION: to allow the owners of Buttes unit 511 to utilize the flat area adjacent to their entry, as it currently exists, seasonally with removable picnic table / furniture. However, no structure, retaining wall, or surface material may be permanently constructed in this area.

Vote: Unanimous Approval.

Discussion began regarding the board of director seats up for election at the July annual meeting. Jim McGill and Jeff Campbell both indicated that they would like to continue and will seek re-election.

There being no further business the meeting was adjourned at 11:45am.



## MANAGER'S REPORT FOR THE BUTTES CONDOMINIUM ASSOCIATION

**Vail Resorts:** The big news around town this spring was the announcement of Vail Resorts contract to purchase Crested Butte Mountain Resort. The purchase includes all of Triple Peaks properties; Crested Butte, Okemo, and Mt Sunapee. While there are many who worry that Vail will heavily commercialize Crested Butte, we believe that this transition will be more positive. Crested Butte Mountain Resort has struggled in recent years to invest the dollars necessary to maintain the current resort infrastructure, not to mention the lack of upgrades, in order to stay competitive in the marketplace. We are optimistic that Vail's experience in resort management, combined with their financial resources, will lead to an improved resort product.

**Adaptive Sports Center Breaks Ground:** The Crested Butte Adaptive Sports Center has broken ground on the \$10M Kelsey Wright Building at the base of the slopes. The new building, located at the site of the old Children's Museum, will be a 3-story building with a full basement. The building will provide long term ski lockers for rent, housing for visiting client families, and the full array of outdoor activities for our physically challenged guests. Completion is scheduled for Winter of 2019.

### MAINTENANCE REPORT

Evergreen Properties works continually to address the maintenance and landscaping needs of the Buttes Association exterior. Among the many services that we provide are the Daily, Weekly, and Monthly projects that follow:

**Daily:**

- Daily walk of the property
- Vacant unit inspections during freeze threats
- Lighting and security inspections
- Maintenance and Security of the Hot Tub and Deck area
- Hot Tub Water Testing and Chemical Balance
- Exterior property inspection and trash pick-up
- Parking lot patrol and enforcement
- Watering of lawn area, flower baskets, and garden areas
- Snow Removal - stairway, walkway, and parking clearing
- On site- 24hour response to late night emergency maintenance calls

**Weekly:**

- Exterior lighting replacement
- Landscaping and Lawn maintenance
- Flower, Tree, and Shrub maintenance
- Dumpster and Trash pick-up coordination
- Meetings with various contractors working on Buttes Units

**In addition to the routine maintenance noted above we have completed the following projects:**

- ❖ **Garden & Lawn Clean Up and Maintenance:** All lawn areas were power aerated this spring and we have applied 3 applications of Weed N Feed fertilizer. The lawn areas are finally starting to respond and come back after the damage that the exterior remodel caused.

- ❖ **Re-Staining of Upper Unit Entry Steps:** Evergreen Properties has re-stained all of the upper unit entry steps.
- ❖ **Re-Mulch of planter and tree islands:** We have re-installed weed barrier and brought in over 20 bags of Cedar Mulch to improve those areas which simply will not grow grass.

### Completed / In Progress Projects:

- ❖ **Replacement of Board & Batt Siding on Upper Shed Roofs:** After experiencing winter damage on the board & Batt siding adjacent to the upper shed roofs for the past 2 winters, we replaced these areas with Corten metal last Fall and did not have any damage this past winter as a result.
- ❖ **Handrail Replacement:** In order to obtain a more realistic cost estimate, the Butte board agreed to proceed with installation of one set of metal handrails. The new handrail material matches the material used on the balcony railings. The remaining 11 railing sections are currently scheduled to be replaced with the same material during the next budget cycle.
- ❖ **Refurbishment of the Buttes entry sign:** The entry sign was completely removed, sanded, and repainted this spring. In addition, we fabricated and installed a new solar lighting system to illuminate the sign at night and installed mulch around the sign. The sign looks like new and presents an easier landmark for guests to find the Buttes.
- ❖ **Sealcoating of the Parking Lot:** Evergreen Management secured an attractive bid from Sealco Inc. which allowed the association to apply a seal coating topcoat to the new parking lot paving. This oil based topcoat provides a weather barrier which will help prolong the life of the asphalt.
- ❖ **Annual Flower Arrangements:** Eight colorful hanging flower basket arrangements have been placed around the Buttes complex walkways and are maintained on a daily basis.
- ❖ **Exterior Handrail Painting:** We are in the process of completing the annual repainting of the handrails. Postponement of the metal railing project has necessitated that we re-paint and re-secure the handrails in an effort to make them last another year.
- ❖ **Construction of New Hot Tub Patio and Commercial Hot Tub:** Evergreen Properties has worked with Cimmaron Architecture and Laird & Gross Construction to design a new hot tub patio. The existing wooden deck will be removed in the coming month and excavation for the patio will begin. The new structure will be slightly lower than the existing deck and will feature a stamped concrete floor, recessed commercial 9x12 Cal Spa, black perimeter fencing which matches the balconies railings, and a separate mechanical room. Entrance to the new patio will be just off the second level of the main stairway between the 2 buildings. We are planning to have the new facility open for the 2018-19 ski season.

## **FINANCIAL REPORT**

The June 30, 2018 Balance Sheet shows total Assets of \$239,440.15, and total Liabilities of \$50,125.89. Accounts Receivable shows that 20 of 21 owners are current in their payment of dues at 6/30/18, and we have been in contact and expect to receive full payment of the outstanding account in the coming weeks. The Total Fund Balance at 6/30/18 was \$189,314.26.

The June 30, 2018 Income Statement Compared to Budget shows that the total Expenses of the association for the first 7 months of the fiscal year were favorable to budget by \$14,349.67. This positive outcome is primarily due to the low snow year, and corresponding reduction of snow removal costs last winter. The largest areas of significant savings came in the areas of Electric (\$900.37) Insurance (\$985.50), Snow Shoveling (\$6,891.00), and Snow Plowing (\$2,064.00).

The Capital Projects scheduled and approved for this year include: Hot Tub Deck and Spa (\$65,000) Sealcoat Parking Lot (2,580), Gas Grill ( \$600.00), Flat Roof Membrane Warranty (\$1,000). The Renovation Projects completed this year include: Shed Roof Metal wains-coat installation (\$4,612) Initial Exterior Handrail Replacement (\$2,521).

**The Buttes Condominium Owners Association**  
**Balance Sheet**  
As of June 30, 2018

	<u>June 30, 2018</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Total Checking/Savings	228,549.85
<b>Accounts Receivable</b>	
A/R - Owners	<u>4,783.80</u>
Total Accounts Receivable	<u>4,783.80</u>
<b>Other Assets</b>	
Prepaid Insurance	6,106.50
<b>Total Current Assets</b>	<u>239,440.15</u>
<b>TOTAL ASSETS</b>	<u><u>239,440.15</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	<u>8,536.36</u>
Total Accounts Payable	8,536.36
<b>Other Current Liabilities</b>	
Prepaid Dues	<u>7,608.32</u>
Total Other Current Liabilities	<u>7,608.32</u>
<b>Total Current Liabilities</b>	16,144.68
<b>Long Term Liabilities</b>	
Refundable Working Capital	<u>33,981.21</u>
Total Long Term Liabilities	<u>33,981.21</u>
<b>Total Liabilities</b>	50,125.89
<b>Equity</b>	
Opening Bal Equity	120,375.86
Net Income @ 6.30.17	<u>68,938.40</u>
Total Equity	<u>189,314.26</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>239,440.15</u></u>

**The Buttes Condominium Owners Association  
Profit & Loss Budget vs. Actual  
December 2017 through June 2018**

	<b>ACTUALS</b>	<b>BUDGET</b>	<b>\$ Variance</b>
	<b>Dec. 2017 -June 2018</b>	<b>Dec. 2017 -June 2018</b>	<b>Dec. 2017 -June 2018</b>
<b>Beginnin Fund Balance</b>			
<b>@ 12/1</b>	120,375.86	120,375.86	
<b>Income</b>			
<b>Assessments - Operating</b>	63,975.96	63,975.96	0.00
<b>Assessments - Restricted</b>	18,114.21	18,114.21	0.00
<b>Interest Income</b>	126.90	58.35	68.55
<b>Special Assessment</b>	50,000.00	50,000.00	0.00
<b>Late Fees</b>	0.00	50.00	(50.00)
<b>Total Income</b>	132,217.07	132,198.52	18.55
<b>Operating Expense</b>			
<b>Board of Directors Expense</b>	0.00	250.00	(250.00)
<b>Contract Labor</b>	1,086.94	2,333.35	(1,246.41)
<b>Dues Discount</b>	1,479.85	1,900.00	(420.15)
<b>Electric</b>	799.63	1,700.00	(900.37)
<b>Hot Tub Labor</b>	5,610.00	5,514.00	96.00
<b>Hot Tub Supplies</b>	576.76	1,000.00	(423.24)
<b>Insurance</b>	5,577.00	6,562.50	(985.50)
<b>Landscaping</b>	2,418.00	2,450.00	(32.00)
<b>Legal</b>	0.00	291.65	(291.65)
<b>Maintenance Labor</b>	2,379.00	2,916.70	(537.70)
<b>Management Fees</b>	12,628.50	12,629.20	(0.70)
<b>Miscellaneous</b>	35.00	145.85	(110.85)
<b>Office Supplies / Postage</b>	204.97	150.02	54.95
<b>Snow Plowing</b>	1,436.00	3,500.00	(2,064.00)
<b>Snow Shoveling</b>	3,609.00	10,500.00	(6,891.00)
<b>Supplies</b>	1,737.30	1,766.67	(29.37)
<b>Telephone</b>	0.00	0.00	0.00
<b>Trash Removal</b>	1,770.72	1,850.00	(79.28)
<b>Water &amp; Sanitation</b>	12,191.34	12,163.70	27.64
<b>Website</b>	155.40	291.70	(136.30)
<b>Total Operating Expense</b>	53,695.41	67,915.34	(14,219.93)
<b>Capital Expenditures</b>	9,583.26	9,713.00	(129.74)
<b>Total Expenses</b>	63,278.67	77,628.34	-14,349.67
<b>Net YTD Income @ 6.30.18</b>	68,938.40	54,570.18	14,368.22
<b>Ending Fund Balance @6.30.18</b>	189,314.26	174,946.04	14,368.22



**The Buttes Condominium Owners Association**  
**Approved**  
2018 Budget

	<b>Approved 2018</b>
<b>Beginning Fund Balance @ 12/1</b>	120,375.86
<b>Income</b>	
<b>Assessments - Operating</b>	109,702.00
<b>Assessments - Restricted</b>	31,052.96
<b>Interest Income</b>	100.00
<b>Late Fees</b>	100.00
<b>Other Income</b>	0.00
<b>Special Assessment</b>	50,000.00
<b>Total Income</b>	190,954.96
<b>Expense</b>	
<b>Tax Return</b>	250.00
<b>Board of Directors Expense</b>	500.00
<b>Contract Labor</b>	4,000.00
<b>Dues Discount</b>	3,800.00
<b>Electric</b>	2,500.00
<b>Hot Tub Labor</b>	8,750.00
<b>Hot Tub Supplies</b>	2,000.00
<b>Insurance</b>	11,250.00
<b>Landscaping</b>	6,000.00
<b>Legal</b>	500.00
<b>Maintenance Labor</b>	5,000.00
<b>Management Fees</b>	21,650.00
<b>Miscellaneous</b>	250.00
<b>Office Supplies / Postage</b>	200.00
<b>Snow Plowing</b>	4,000.00
<b>Snow Shoveling</b>	12,500.00
<b>Supplies</b>	2,200.00
<b>Trash Removal</b>	3,000.00
<b>Water &amp; Sanitation</b>	20,852.00
<b>Website</b>	500.00
<b>Total Operating Expense</b>	109,702.00
<b>Capital Expenditures</b>	82,313.00
<b>Total Expenses</b>	192,015.00
<b>Net FYE Ordinary Income</b>	-1,060.04
<b>Unaudited Fund Balance @11/30</b>	<b>119,315.82</b>

Line #		Repair or Replacement	Life Years	Repair or Replacement Year	Annual Accrual	2016	2017	2018	2019	2020	2021	2022	
3	<b>REPAIR/REPLACEMENT REGULAR RESERVES</b>						<b>REGULAR REPAIR/REPLACEMENT RESERVES EXPENDITURES</b>						
4		Cost					2017	2018	2019	2020	2021	2022	
5	Metal Roof Flashing Drip Edge	\$10,000	35	2020	\$286			PLAN		\$10,000			
6	New Metal Chimney Chase Caps	\$8,500	35	2020	\$243					\$8,500			
8	Parking Lot Paving	\$35,000	30	2047	\$1,167		\$34,760						
9	Entry Road Paving (25%) shared	\$10,000	30	2047	\$333	\$2,438	\$9,343						
11	Sealcoat Parking Lot	\$2,500	2	2019	\$1,250			\$2,580			\$2,500		
12	Replace Hot Tub & Deck (tub only after 2018)	\$37,900	12	2018	\$3,083			\$65,000					
13	New Gas Grill	\$600	5	2018	\$120			\$600					
14	Exterior step/Handrail Replacement	\$25,000	30	2047	\$833								
15	Replace New Hot Tub Cover	\$1,000	3	2019	\$333	\$730			\$1,000				
16	Vapor Barrier Crawl Spaces	\$20,000	40	2021	\$500						\$20,000	\$1,000	
17	Paint Siding	\$60,000	25	2040	\$2,400								
18	Replace fit membrane roofs (12)	\$42,500	20	2037	\$2,125	\$16,000	\$27,081	\$1,000					
19	New exterior light fixtures(56)	\$8,700	25	2019	\$348				\$8,700				
20	Replace Upper retaining wall	\$20,000	40	2020	\$500					\$20,000			
21	Replace Lower Retaining Wall	\$10,000	40	2030	\$250								
22	Replace Metal Roofs	\$50,000	35	2048	\$1,429								
23	Honda Snowblowers	\$6,600	10	2019	\$660				\$6,600				
24	Backflow preventer installation - Alpha Mech	\$2,162	NA			\$2,162							
25	2015 Residing Project Final Payments	\$12,774	NA			\$12,774							
26	Install Ski Racks	\$500	NA			\$500							
27	Final - Re-wiring of buildings Elec Solutions	\$2,175	NA			\$2,175							
28	Other including Evergreen Project Mgmt Fee		NA			\$150	\$4,189	\$6,000	???				
29	<b>Total Expenditures</b>	<b>\$365,011</b>			<b>\$15,860</b>	<b>\$36,929</b>	<b>\$75,373</b>	<b>\$75,180</b>	<b>\$16,300</b>	<b>\$38,500</b>	<b>\$22,500</b>	<b>\$1,000</b>	
30													
31													
32													
33													
34													
35													
36	<b>RENOVATION COMPLETION COSTS</b>	Cost				2016	2017	2018 PLAN	2019	2020	2021	2022	
37	Install irrigation system	\$30,000							\$30,000	NA	NA	NA	
38	New metal to replace siding on upper/back	\$5,500						\$4,612		NA	NA	NA	
39	Handrail Replacement	\$30,000	\$5,000	2017/bal 2018				\$2,521	\$27,500	NA	NA	NA	
40	New Landscaping	\$10,000							\$10,000	NA	NA	NA	
41	Concrete Walkways	\$50,000							\$50,000	NA	NA	NA	
42													
43	<b>Total Expenditures</b>	<b>\$125,500</b>					\$0	\$7,133	\$117,500	\$0	\$0	\$0	
44													
45	<b>RENOVATION COMPLETION FUND</b>					2016	2017	2018 PLAN	2019	2020	2021	2022	
46	Renovation Fund Balance Beginning of Year					\$0	\$25,000	\$75,000	\$117,867	\$0	\$0	\$0	
47	Addition to Fund					\$25,000	\$50,000	\$50,000	\$0	\$0	\$0	\$0	
48	Expenditures from Fund					\$0	\$0	\$7,133	\$117,500	\$0	\$0	\$0	
49	<b>Year End Balance</b>					<b>\$25,000</b>	<b>\$75,000</b>	<b>\$117,867</b>	<b>\$367</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
50													
51	<b>RESERVES FOR REGULAR REPAIR/REPLACEMENT</b>					2016	2017	2018 PLAN	2019	2020	2021	2022	
52	Reserve Fund Beginning Balance					\$67,444	\$76,313	\$45,376	\$1,449	\$16,569	\$9,122	\$2,482	
53	Yearly addition					\$36,784	\$27,522	\$31,053	\$31,053	\$31,053	\$15,860	\$15,860	
54	Yearly Expenditure					\$36,929	\$75,373	\$75,180	\$16,300	\$38,500	\$22,500	\$1,000	
55	Net Ordinary income - FYE transferred to capital					\$9,014	\$8,696						
56	Due From Crested Mountain - Parking Lot						\$8,000						
57	Interest & Other income						\$218	\$200					
58	<b>REGULAR Reserve Fund Ending Balance</b>					<b>\$67,444</b>	<b>\$76,313</b>	<b>\$45,376</b>	<b>\$1,449</b>	<b>\$16,202</b>	<b>\$9,122</b>	<b>\$2,482</b>	
59	<b>TOTAL RESERVES RENOVATION + REGULAR</b>					<b>\$101,313</b>	<b>\$120,376</b>	<b>\$119,316</b>	<b>\$16,569</b>	<b>\$9,122</b>	<b>\$2,482</b>	<b>\$17,342</b>	
60													
61													
62													
63													
64													
65													
66													
67													
68													
69	<b>DUES BUDGET</b>					2015	2016	2017	2018	2019	2020	2021	2022
70	Operating Dues					\$112,689	\$104,000	\$113,250	\$109,702	\$109,702	\$109,702	\$109,702	\$109,702
71	Repair/Replacement Regular Dues					\$28,155	\$36,784	\$27,522	\$31,053	\$31,053	\$31,053	\$15,860	\$15,860
72	Renovation Completion					\$0	\$25,000	\$50,000	\$50,000	\$0	\$0	\$0	\$0
73	Addition to Equity - Interest and late fees					\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$200
74	<b>Total Dues</b>					<b>\$140,844</b>	<b>\$165,984</b>	<b>\$190,972</b>	<b>\$190,955</b>	<b>\$140,955</b>	<b>\$140,955</b>	<b>\$125,762</b>	<b>\$125,762</b>
75													
76	<b>BALANCE SHEET RESERVES</b>					2016	2017	2018	2019	2020	2021	2022	
77	Liability - Regular Repair/Replacement Reserve					\$76,313	\$45,376	\$1,449	\$16,202	\$9,122	\$2,482	\$17,342	
78	Liability - Renovation Reserve					\$25,000	\$75,000	\$136,929	\$367	\$0	\$0	\$0	
79	Net Operating Income for Year					\$9,013	\$94,435	\$0	\$0	\$0	\$0	\$0	
80	Equity					\$0	\$19,062	\$0	\$0	\$0	\$0	\$0	
81	<b>Total Liability and Equity (Estimate)</b>					<b>\$110,326</b>	<b>\$233,873</b>	<b>\$138,378</b>	<b>\$16,569</b>	<b>\$9,122</b>	<b>\$2,482</b>	<b>\$17,342</b>	

**James C. McGill**

2121 S. Yorktown, Suite 1103  
Tulsa, Oklahoma 74114  
(Tel) 918-607-8546  
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Post Office Box 5006  
Mt. Crested Butte, Co. 81225  
(Tel) 970-349-4801

11 July 2018

To: Buttes Condominium Owners Association, Inc.

Subject: Letter of Interest

The purpose of this letter is to state my interest in serving on the Board of Directors of the Buttes Association for another three years.

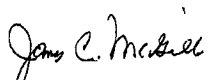
I have been a regular visitor to Crested Butte since the late 1960's and have owned property here since 1982. I purchased Buttes Unit 501 in 1993 and have served on the Board of Directors as a member, as the secretary and treasurer, and as president.

My experience includes membership on numerous boards of directors over the last 50 years including public companies, private companies, charitable organizations, community organizations and as a University trustee. I currently am a director of one publicly traded company and three private companies, Chairman of two of those companies, Emeritus Trustee of the University of Tulsa and Trustee of the Oklahoma Innovation Institute.

I last ran for election to the Board of Directors of the Buttes Association with the stated intention to focus on the renovation project and not run again thereafter. Given that the renovation project is scheduled to be complete in 2019, this will be the last time that I stand for election.

If you have any questions or require additional information, please contact me.

Yours truly,



James C. McGill

16706 Carson Way  
Broomfield, CO 80023

July 5, 2018

Dear Buttes Owners:

I am a current member of The Buttes Association board and this letter is to state my interest in serving another term.

My wife, Pam, and I live near Denver, Colorado, with our three kids. We have owned our Buttes unit since 2015. We own our unit together with my parents (who live in northern Colorado) and my brother's family (who live in Florida). Our family has long enjoyed spending time in the Colorado mountains skiing, hiking, mountain biking, and watching the Aspen leaves turn color. After visiting virtually everywhere in Colorado over the last 30 years, we finally discovered Crested Butte in 2010. The first time we experienced Crested Butte we wondered how it took us so long to find what we consider to be the best place in Colorado (and perhaps on the planet).

I graduated from the University of Colorado with undergraduate and graduate degrees in economics and work as an economist for an energy company in Denver. I also coach youth soccer and am an avid hiker and skier. I care deeply about The Buttes and promise to do my best to work with our property manager, other board members, and Buttes owners to ensure that The Buttes remains an amazing place for years to come.

Sincerely,

Jeff Campbell  
Phone: 303-589-2056  
Email: [jtcampbell5@yahoo.com](mailto:jtcampbell5@yahoo.com)

Buttes Owners,

I am interested in being considered for a position on The Buttes HOA Board. In the years since we have purchased a unit in The Buttes, we have been impressed with the improvements that have been made to increase the aesthetics and functionality of the buildings and surrounding areas, as well as decreasing recurring maintenance costs. I think my background, skills and perspective would be a good fit for this board. In addition to having a degree in Electrical Engineering, with practical experience in engineering, project management and engineering management. I also worked several years in customer service, developing my interpersonal and communication skills, and honing the ability to come to a positive resolution of difficult issues. I have overseen and participated in several home additions and improvements. I have an understanding of building codes, electrical, plumbing and structural engineering. I have also had experience in creating realistic budgets, meeting fiduciary requirements, and providing long term forecasts. As a full time resident here in the Crested Butte area, I am able to provide input, support and oversight year round. I have attached my resume as well to provide further background and job experience.

Sandra Barker  
Buttes 519  
[barkersmb@msn.com](mailto:barkersmb@msn.com)  
303-909-4674