

**Buttes HOA – Total Property Mgmt. - Board Meeting Minutes. 04/20/2017**

Held at TPM Offices – 2222 Meridian Ave E, Edgewood Starting 2:57 PM – Concluding 4:27 PM.

**Present;** Trena Garrison, Ted Gustin, Steve Paris, Jake Jaquith, Julie, Scott - TPM

**Meeting called to order by Trena Garrison at 2:57 PM.**

**MINUTES**

Minutes reviewed – approved with amendments 4-0 – Given to TPM

**VISITORS**

No Visitors

**MANAGEMENT REPORT**

Reviewed financials.

Board cannot increase reserve donation until Nov – new budget

Request by ACC to change ACC request form – no changes approved – ACC to be instructed – Not in their scope to determine why, just review if it is within CCR and R&R guidelines. Board suggests ACC decision be within one week of receipt if possible

**Project List** – All items on last month’s project list - Reviewed

**DELINQUENCIES**

1 homeowner not following thru with payment plan – proceed to Small Claims.

**BILLS**

No bills.

**ACC**

One tree removal – Approved.  
Shed in back yard – Approved.  
Add side driveway (gravel), and move side fence back – Approved.  
Driveway pavers – Approved  
Backyard shed, back fence only (lower height + wire) - Approved

**APPEALS**

**Hardship request** for 3K old fines – Letter to be sent – Per homeowner statement, Board will review in 2 months when they can work again. No additional fines for 4 weeks – yard issues – if not fixed, fines again.

**Reckless driving** (speeding, passing on hill) – fines enforceable. CCR – “Noxious Behavior in neighborhood”. VOTE 4-0 – keep fines in place.

**Trailer parked on grass** – loading for trip. - In the future let us know schedule ahead of time – a few hours (only) is acceptable. Last time it was multiple days – if multiple days again, fines will be imposed.

## **OLD BUSINESS**

**Attorney** – Retaining existing attorney (at new firm) \$ comparable.

**PSE Easement Contract** – Trena signing contract. TPM to forward

**Easement Transfer** – proceeding – TPM to coordinate - attorney

**Audit** – Price \$2000 – Motion/Seconded/**Approved VOTE 4-0**

**Street Cleaning/Painting** – Jake to call Contractors.

**BB Hoop/Painted court on the road** – Homeowner cleaning ASAP to prevent fines – Hoops to be taken back into driveway every night.

**Damaged Garage Doors** – Letters being sent out.

**Spring Newsletter** – Repair/Painting/Yards/RV parking

**Fence Cleaning** – End of May or good weather.

**Top of Hill Landscaping** – Schedule Blue Sky for approved \$6,100 work

**Chickens** – No response from homeowner.

## **NEW BUSINESS**

**Barking dogs** – Need evidence of complaints by homeowners, they need to include address – documentation allows for violation letter.

**Parking complaint** - Homeowners need to provide addresses/specifics for TPM letters.

**Web Site Improvement** - \$100 – Motion/Seconded/Vote 4-0 Approved

**Phase 3 Gravel in access road** – Board approves ½ load (3/4 minus), Up to \$500 - Motion/Seconded/**Approved VOTE 4-0** - Trena to call.

**Discussion of Title company information** – Re: CCR

**Discussion of Lawsuit** - New lawsuit between two homeowners.

**Jake Survey Monkey** – Aug, 11 or June, 23 – Garage sale dates

Meeting Concluded at 4:27 PM. **Motion – Seconded – Vote 4-0 Approved – to adjourn.**