

Buttes HOA – Total Property Mgmt. - Board Meeting Minutes. 11/07/2017

Held at TPM Offices – 2222 Meridian Ave E, Edgewood Starting 2:55 PM – Concluding 4:45 PM.

Present; Trena Garrison, Rob Kerr, Jake Jaquith, Derek Sweeney, Steve Paris, Julie, Scott - TPM

Meeting called to order by Trena Garrison at 2:55 PM.

MINUTES

Reviewed – Approved with changes 4-0 – Given to TPM.

VISITORS

None

MGMT REPORTS

Reviewed financials

PROJECT LIST

All items on last month's project list – Reviewed.

DELINQUENCIES

Two homeowners to small claims.

TPM to check on status on one homeowner in small claims.

9K + - Garnish or Sheriff Sale – search employment or hire investigator.

Violations

No new significant violation matters discussed

BILLS

Steve needs to turn in PO for de-icing to TPM.

ACC

House colors – ACC OK/Board Approves – TPM to send letter.

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House colors – ACC Disapproves/Board denies – TPM to send letter.

Driveway Concrete – Approved – Subject to reinforcing of concrete.

Side driveway – change grass to gravel – Approved

Knobs on garage door handles - Approved

APPEALS

Board to view property – Previous Fine for misc. junk materials in view.

Lawn – 2 previous violations. Board to view property.

Trash can violation – Homeowner claiming ADA exemption.

One homeowner violation – Motion to reduce to \$125 VOTE 4-1 NAY.

Landscaping fines – Not corrected – No waiving of fines.

Painting fines – Now corrected – VOTE 5-0 YEA to remove/relieve fines.

Boat & Trailer in street – VOTE 3-1- NO (1-ABSTAIN). Fine not relieved.

Parking \$125 fine – Corrected – Vote 5-0 YEA to relieve fine.

Renter fines – No paperwork – Homeowner refuses to send paperwork, remains until paperwork received – if none in 30 days –Additional fine.

Fines for reckless driving – Waiting for homeowner to attend Board meeting – fine NOT waived at this time.

Van – Parking – Lawn (4 different fines). Parking corrected – Fines on Hold – subject to remaining being corrected – Review in December.

OLD BUSINESS

Beaver Dams – Board approves Jarred to remove obstructions – Board to research (again) capture/relocation of Beavers.

Landscaping – Board approves \$10,683 bid for landscaping – top of hill and other minor areas. – Trena to sign – TPM to send.

Road work – Re-sealing and pot-holes - Proposal accepted

BUTES LLC / Quick Claim transfer – (1) LLC active, (2) not active. Declarant wants us to pay \$441 for re-activation. Board authorizes one-time letter from attorney – No further actions with Buttes LLC. - TPM to confer with attorney regarding implications of this action – if no negative implications – proceed with letter to Declarant.

NEW BUSINESS

Gate problems – Motion to approve \$1500 repairs VOTE 5-0 YEA – Rob to coordinate with David Door.

Guard Rail – Old Pan-Artic bid for upgraded posts – Tabled – next year.

Annual meeting – Steve to send copy of last year’s agenda to Board. New topics – Hill procedures, PSE, Parking policy review, Delinquency fine schedule, BB Hoops. Ask for committee volunteers.

Dangerous Animals – Loose dog bit another dog.

2017 Audit – Motion to approve 5-0 YEA. Approximately \$1900.

Next Meeting – Dec 14th – 3 PM.

Lawn/Moss Fines – On hold till spring – TPM to send reminder then.

Meeting Concluded at 4:45 PM. **Motion – Seconded – Adjourning**