

**Buttes HOA – Total Property Mgmt. - Board Meeting Minutes. 10/12/2017**

Held at TPM Offices – 2222 Meridian Ave E, Edgewood Starting 2:55 PM – Concluding 5:09 PM.

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

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

**MINUTES** Minutes reviewed – Approved with changes 4-0 – Given to TPM.

**VISITORS** None – Board Member Ted Gustin submits resignation – Accepted.

**EXECUTIVE SCESSION – Start – 2:58 PM – Ends – 3:30 PM**

**MANAGEMENT REPORT** Reviewed financials

**PROJECT LIST** All items on last month’s project list – Reviewed.

**DELINQUENCIES** One property – Next step to small claims court.  
One Property – Large balance – to small claims court (2<sup>nd</sup> time).  
One Property – Large balance – to small claims court (1<sup>st</sup> time).

**Violations** No new significant violation matters discussed

**BILLS** No unusual bills.

**ACC** House colors – ACC OK/Board Approves – TPM to send letter.  
House color – Waiting on swatches – 2 months (denied until received)  
House colors – Bright Green – already painted – 1-year to repaint  
Landscaping – Partial approval – Re-submit shrubs and River-rock.

**APPEALS** Review of 2 small fines – approved (subject to visual inspection).  
Review of 1 small fine – approved (subject to visual inspection).  
Homeowner says renter caused fine – refuses to pay – Relief denied.  
Fine for paint – Approved to waive if painting completed.  
Dirty siding not cleaned – appeal for waiving fines denied.

**OLD BUSINESS** **Transfer of common areas to HOA from Buttes LLC** – Closed LLC’s,  
Buttes LLC re-activated – HOA needs to proceed with next step –  
Waiting for declarant next step.

**Annual meeting prep** – Time lines and requirements discussed.

**Winter hill procedures** – Jake to give info to Steve – Same procedures

## **NEW BUSINESS**

**Gate problems** – TPM to call the repair company.

**Internet conductivity** – Approval to have NW Security troubleshoot data disruptions on recordings available for mobile access.

**Sprinklers** – Sprinklers turned off for the winter – but still have leaks.

**Landscaping** – Trena to meet with Jarred – need gravel bid – Also to re-bid top of hill area.

**Road work** – Rob to contact contractor regarding re-sealing and some additional sealing – Board approves \$500 change-order for additional.

**Potholes** – Rob getting bids for 2-4K work before winter.

**Newsletters** – No newsletters going out at this time.

**Parking** – Board to e-mail/discuss proposed changes in parking policy – possibility to present at proposals at annual meeting.

**Next Meeting** – Nov 9<sup>th</sup> – 3 PM.

Meeting Concluded at 5:09 PM. **Motion – Seconded – Adjourning**