

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE EXECUTIVE BOARD
CRESTED BUTTE, COLORADO
MONDAY, MAY 25, 2020 10:00 a.m. MST**

BOARD MEMBERS BY PHONE

Tim Bonney
Jason Leonard
Robin Holmes
Larry Cornett

OWNERS PRESENT BY PHONE

Chris Eissinger

MANAGEMENT PRESENT

Scott Kelley, Toad Property Management

Scott called the meeting to order at 10:05 a.m. and confirmed a quorum.

Scott said information regarding the proposed door lock for Unit 202 had been circulated prior to the meeting. After a short discussion Robin made a motion to approve the proposed door lock in a bronze color to match the existing hardware on the doors. Jason seconded the motion and it was unanimously approved.

Scott explained a proposal had been submitted for Unit 202 to install an outside vent as part of a ventilation system for an internal room which did not have a window. Concern was expressed about noise or vibration and Chris Eissinger confirmed nothing would be close to a shared wall, the outside vent would be close to existing vents for the unit and it would only be necessary to run the system on a low setting. Robin made a motion to approve the vent for the ventilation system. Jason seconded the motion and it was unanimously approved.

Chris said photographs of a retractable screen door had been circulated prior to the meeting so the housing for the screen door would always be visible on the outside of the doorframe for the unit and the housing could be painted to match the doorframe. Jason made a motion to approve the retractable screen door for unit 202. Robin seconded the motion and the motion was approved by three votes in favor and one vote opposed.

Chris said work should be finished at Unit 202 by the end of the week and noise from the remaining work would be minimal.

The meeting adjourned at 10:21 am.

Respectfully submitted by,

Rob Harper,
Toad Property Management, Inc.