

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION  
HOMEOWNERS MEETING AT  
CRESTED BUTTE, COLORADO  
December 4, 2020, at 10:00am (Mountain Time)  
VIA ZOOM**

**MEMBERS PARTICIPATING:**

Tim and Jackie Gibbons  
Larry Cornett  
Al Fraser  
Robin Holmes  
Cathleen Jones  
Marcia Lindsey  
Brian Logue  
Rick Lott  
Ronald McCutchin

**PROXIES TO CATHLEEN JONES:**

Geoff Gough  
Larry Larson  
Jason Leonard  
Snap Pearson

**MANAGEMENT COMPANY**

**PARTICIPATING:** Rob Harper, Toad Property Management  
Scott Kelley, Toad Property Management

Scott Kelley called the meeting to order at 10:05 a.m. and confirmed there was a quorum. Scott said notice of the meeting had been mailed on November 16, 2020.

Cathleen Jones made a motion to approve the December 6, 2019 meeting minutes. Al Fraser seconded the motion and it was unanimously approved

Scott Kelley explained Cathleen Jones was Acting President due to Tim Bonney stepping down from the Board. Cathleen said election of officers would be held at the Board meeting immediately after the annual meeting.

Scott Kelley said Covid-19 had shut down most activities in Crested Butte during March, April and May but the summer had been busy. Scott said extensive replacement of roof tiles had been completed and two additional pallets of roof tile had been ordered so they would be available when needed. A damaged portion of the garage floor had been patched and heated mats had been placed on the third floor to stop ice build up on the walkway. Scott explained the walkway would be monitored to determine the correct placement of the mats for maximum efficiency. Improvements had been made to the internet service and additional potential internet upgrades would be discussed later in the meeting. Scott said one Toad employee, Carrie Wallace, had been assigned to Black

Bear to make daily inspections and ensure everything was clean and operating correctly. Scott said owners should continue to contact him if they noticed any issues and he would coordinate with Carrie.

Scott Kelley said a financial report had been circulated prior to the meeting together with a 2021 Budget which had been approved by the Board and that Budget kept dues at the current level. Expenses continued to increase and Mt. Crested Butte Water & Sanitation District had increased their charges by 19.2%, the second year of significant increases.

Cathleen Jones explained the Auditors required a Resolution to address how the 2020 projected surplus of \$27,00 will be used. Cathleen explained the Resolution, circulated with the annual meeting documents, would apply the 2020 projected surplus to the 2019 deficit and the balance of approximately \$13,000 would be reflected in the July 2021 dues invoice as a one time expense. Future years would be dealt with in the same way and owners would be notified of deficits or surplus funds. Brian Logue made a motion to accept the Resolution as prepared. Al Fraser seconded the motion and it was unanimously approved.

Scott Kelley explained Jason Leonard was willing to continue on the Board for an additional three year term and Tim Gibbons had volunteered to complete the remaining two years of the term vacated by Tim Bonney. No additional names were put forward. Robin Holmes made a motion to appoint Jason Leonard to the Board for a three year term and Tim Gibbons to the Board for a two year term. Jackie Gibbons seconded the motion and it was unanimously approved.

Scott Kelley said internet access had been significantly improved during the year and upgrades to increase speed were discussed. Nonetheless, during busy times some owners reported some difficulty with internet access. With more people working from home and use of streaming services the increased speed would be beneficial. A solution a second Spectrum line into the building at an additional cost of approximately \$2,400 annually. Until fiber optics were available in Crested Butte any increase in speed at the present time would be minimal but a second line would be beneficial during the busy times. After discussion a majority of owners participating in the meeting asked the Board to pursue the installation of a second Spectrum line into the building to increase internet speeds.

Scott Kelley said updated Rules and Regulations had been circulated prior to the meeting and Cathleen Jones said the Board had approved the updates during their November 2020 meeting. Cathleen reminded owners to share the Rules and Regulations with guests and encouraged owners to familiarize themselves with the Rules and to advise the Board of any requested changes. Cathleen explained the November changes to the Rules and Regulations had been very minor and Cathleen said Toad could circulate a redline version of the document. Scott Kelley explained the process to notify owners of violation of the Rules and Regulations and the enforcement.

Scott Kelley said Toad did not pass out contact information and if owners wanted to share email addresses or phone numbers it was necessary for owners to give agreement for that information to be shared with other owners. After discussion Scott agreed to email owners asking if each owner wanted their information shared in an owner directory and if an owner did not want their information shared the information would not be included in any future owner directory.

Scott Kelley asked owners to notify Toad if any windows had broken interior seals which caused fogging of the windows. Scott said he would email owners to ask if any problems existed and the Covenants would be reviewed regarding responsibility for windows and sliding glass doors.

Scott Kelley explained grant money might be available for the installation of vehicle charging stations and asked if there was sufficient interest to form a Committee to research further. There were no volunteers for a Committee at this time.

Scott Kelley explained there had been significantly more mice throughout the valley during the Summer and pest control had addressed a problem in one unit in the building. Owners were reminded to check units for entry points for mice, keep food sources sealed and Toad would continue to inspect the common areas.

Scott Kelley said hanging baskets on the second and third floors had been eliminated for the Summer of 2020 due to cost and water staining on the decks. Several owners said they had missed the baskets on the upper levels and the Board agreed to discuss additional baskets or rearranging the location of baskets for 2021.

Scott Kelley said Toad had some additional garage door openers if owners required them. Cathleen reminded owners some garage door openers could be reprogrammed and owners could contact Toad to have an existing garage door opener reprogrammed.

Scott Kelley said new parking passes had been ordered for multiple year use and dated passes would be ordered in the future if necessary. Scott said owners would be notified as soon as the passes were received and the passes could be mailed out or collected from the office. Cathleen explained owners would receive two passes per unit and owners with guests/renters would use temporary passes displaying the rental period and the name of the rental company.

Capital Projects for 2021 had been identified prior to the meeting and Scott Kelley said bids were being obtained for landscaping options, Complete Coverage had provided a bid for exterior staining of the wood and unit front doors would be refinished when the weather permitted in the Spring. Scott said the Board would continue to discuss how to address some unsightly staining on the stucco. Scott said the Board was also discussing hiring a company to prepare a long-term Capital Plan, as recommended by the Auditor. Options for a new entry sign by the front door were being discussed by the Board.

Scott Kelley said a bid was being obtained to redirect airflow from the snowmelt boiler to prevent damage to upper level windows in that part of the building.

The 2021 annual meeting would be held on December 3, 2021 at 10 am (mountain time).

Rob Harper agreed to check into ski locker usage as one owner had encountered a problem of a ski locker being used by a different unit.

Cathleen Jones explained the Board had started having monthly meetings and encouraged owners to notify the Board of any topics to discuss at those meetings. Owners also had the opportunity to participate in the Board meetings.

Rob Harper said the Board had been very active this year and the building was looking good. Robin Holmes thanked Toad for their work during the year.

At 11:21 am Brian Logue made a motion to adjourn the meeting. Al Fraser seconded the motion and it was unanimously approved.

Respectfully submitted by,

Approved by,

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Rob Harper  
Toad Property Management

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Cathleen Jones,  
BBL Association President