

**BLACK DIAMOND LODGE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, DECEMBER 27, 2017 – 1:00 P.M.  
TOAD PROPERTY MANAGEMENT, INC.  
318 ELK AVENUE, CRESTED BUTTE, CO 81224**

Present: Rob Harper, Toad Property Management  
Monty Yolles

By Phone: Bill Fredericks  
Doug DeMoro

Rob called the meeting to order at 1:00 pm and confirmed there was a quorum.

Bill made a motion to approve the March 13, 2017 minutes. Doug seconded the motion and it was unanimously approved.

Rob explained Monty had volunteered to join the Board to replace Jim Bertelsmeyer who had now sold all of his units. Doug made a motion to appoint Monty to the Board. Bill seconded the motion and it was unanimously approved.

After a short discussion the following directors were appointed:

President	Bill Fredericks
Vice President	Doug DeMoro
Secretary/Treasurer	Monty Yolles

Rob explained Jim Bertelsmeyer, Cathy Benson and Angela Reeves were the only signers on the bank accounts. After discussion Monty made a motion to remove Jim, Cathy and Angela from the bank account signature cards and add Rob Harper and Bill Fredericks as signers. Bill seconded the motion and it was unanimously approved.

Bill said there had been discussion at the annual meeting about the common space on Floors 1 and 2. Bill explained the space was presently wasted and he was willing to buy the space from the association and convert it into a bedroom if it was acceptable to other owners. Monty agreed it would be a good idea if it could be arranged and a Covenant Amendment approved by at least 67% of the owners. Rob explained he would talk to David Leinsdorf, Attorney, to outline the paperwork process to change the ownership of the space and amend the Covenants.

Monty said he would like to enlarge the deck off the family room and bedroom of 1B and Rob said the ice that formed each year should be addressed at the same time. Rob explained the work would change the look of that side of the building, make the space work better for Monty and reduce the ice build-up issues faced each year. It was agreed to explore the proposal with the attorney and Monty said he would continue to discuss with Jim Barney, Architect, and then the association would discuss further.

Rob said Unit 3B had been asking for a luggage cart costing approximately \$400. Bill questioned the need for the association to supply a luggage cart and after discussion it was decided a luggage cart would not be purchased by the association.

Rob explained Spectrum, previously known as Time Warner or Charter, was extremely difficult to work with and it was necessary to cancel the service prior to moving to a new service provider, such as Sundial Communication who could upgrade the television and internet service utilizing the fiber optic line. It was agreed the service provided by Sundial was very attractive and Monty volunteered to review the Spectrum documents and advise on how to proceed with cancelling the existing service.

The meeting adjourned at 1:43 pm.

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Prepared by Rob Harper  
Toad Property Management, Inc