

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION  
 HOMEOWNERS MEETING AT  
 MT. CRESTED BUTTE, COLORADO  
 December 6, 2013, at 10:00am MST**

MEMBERS PRESENT	Rosemary Cornett	(By phone)
	Mark Holmes	(By phone)
	Tim Bonney	(By phone)
	Joe Osborn	(By phone)
	Maria Martin	(By phone)
	Greg Westfall	(By phone)
	Snap Pearson	(By phone)
	Kristin Stroud	(By phone)
	Maryann Larson	(By phone)
	Scott Shier	(By phone)
	Marcia Lindsey	(By phone)
	Rhonda Schneider	(By phone)
	Ronny McCutchin	(By phone)
Cathleen Jones	(By phone)	

PROXIES REPRESENT	Cary Inverson	Proxy to Marcia Lindsey
	James & Dee Levenson	Proxy to Cathleen Jones
	Jason Leonard	Proxy to Cathleen Jones

**MANAGEMENT COMPANY**

**PRESENT:** Angela Reeves  
 Gordon Reeves  
 Gary Hirstein

Angela opened this year's meeting at 10:05am MST by welcoming everyone present. It was established that a quorum of homeowners was represented at the meeting with 70% of the homeowners either present or represented by proxy.

<b>Unit</b>	<b>Owner</b>	<b>Attending:</b>	<b>Present</b>
101	Rosemary Cornett	Present via phone	2.7413
103	Holmes, Mark	Present via phone	3.2998
105	Tim Bonney	Present via phone	2.9604
106	Joe Osborn	Present via phone	2.7146
201	Cary & Cindy Iverson	Proxy to Marcia Lindsey	2.7413
203	Maria Martin	Present via phone	3.3265
204	James & Dee Levenson	Proxy to Cathleen Jones	4.7773
205	Greg Westfall	Present via phone	3.6818
207	Bryon "Snap" Pearson	Present via phone	3.3211

208	Kristin Stroud	Present via phone	4.6410
209	Maryann Larson	Present via phone	4.4246
301	Scott Schier	Present via phone	4.3284
303	Marcia Lindsey	Present via phone	3.0085
304	Rhonda Schneider	Present via phone	4.7773
306	Ronny McCutchin	Present via phone	6.2602
307	Jason Leonard	Proxy to Cathleen Jones	5.2556
401	Cathleen Jones	Present via phone	7.3957
			69.6554
			69.65%

MOTION: By Rosemary Cornett to dispense with the reading of the minutes from the December 07, 2012 meeting and approve.

SECONDED: By Rhonda Schneider

VOTE: Unanimously Approved.

### **MANAGER'S REPORT**

Angela explained Toad Property Management took over management of Black Bear Lodge on June 1, 2013 and the transition went smoothly and the building was looking good.

Angela explained a new gas grill had been installed in June and Scott Shier said the temperature of the grill was not very hot. Gordon agreed to investigate the problem. Angela said electrical receptacles had been added to the exterior of the building and holiday lights were on the trees. Angela explained Toad had been working closely with Timberline Mechanical and Crested Butte Electrical as there had been problems with the snowmelt on the third floor walkway and a breaker for the roof heat tape. Ronny McCutchin said he thought there was a warranty on the work performed on the third floor walkway and Angela agreed to research and see if it covered the heating pipes.

Angela explained 2013 and 2014 exterior staining had been completed in the Fall to maximize the use of the lift to reach the higher parts of the building. Angela said the exterior staining included soffits, siding, door jambs and balcony railings and decks. Angela said the lift was also used by Crystal Clear to clean the windows and remove all window screens for cleaning and repair. Crystal Clear would work on the screens during the winter and build new screens if necessary and in the spring after the windows were once again cleaned the refurbished screens would be put back on all windows.

Angela said Cole Stanford, The Computer Guy, had been hired by the association to install upgrades to the internet and work was presently underway.

Angela said a new hot tub cover was being made and delivery was expected just before the Christmas holidays. Angela explained the new hot tub cover would have a lift mechanism to make it easier to remove the cover.

Angela said Fireman's Fund (the company insuring the Black Bear Lodge) performed a loss control survey in September and identified 3 areas of railing which required modification. Angela explained a hot tub railing and a railing by the elevator in the garage would be a reasonably simple and inexpensive fix but the railings facing the central courtyard (overlooking the hot tub) would be a much larger project. Angela said the Board would be reviewing options and quotes during the course of the winter and the work was expected to cost between \$43,000 and \$60,000 depending on the method used. Gordon explained the railings were in compliance with building codes at the time of construction but were not presently in compliance with the current International Building Code. Gordon said it was not unusual for an insurance company to make the request and several buildings in Mt. Crested Butte had already modified or replaced their railings. Snap Pearson said he had called Fireman's Fund and discussed the railing recommendations with the risk service specialist who had completed the loss control survey. Gordon said he had been present during the inspection of the building and had also obtained approval from Fireman's Fund to complete the easier projects (hot tub railings and garage step railings) first and have more time to review options for the common area railings.

## **2013 Financial Report**

Angela said all owners were current on their annual dues and the association expenses would be under budget at the end of the year if there were no unforeseen expenses.

Angela said as of October 31, 2013 the association had \$137,275 in the operating fund bank accounts and \$178,067 in the capital accounts. Angela explained Toad had spent some additional time on landscaping, hot tub cleaning and common area cleaning and the 2014 Budget had been adjusted to reflect the additional work to keep the building looking good.

Angela said the 2013 capital expenses were running slightly under budget and included the exterior staining (\$36,249.00), exterior electrical receptacles (\$1,188.40), gas grill and installation (\$2,674.24) and landscape upgrades (\$3,000.00).

## **Black Bear Lodge 2014 Budget**

Angela explained the recommendations from the Insurance Company had to be taken into consideration when preparing the 2014 Budget. She said owners would have the opportunity to vote on the railing modifications once the Board had gathered all the proposals and quotes and prepared a short list of options. Angela said the July 1, 2014 invoices to each owner would include line items showing the refund of any 2013 surplus, the regular dues and the special assessment for railing modifications.

Angela said the 2014 Budget included an increase in operating assessments to cover increased costs in administration, utilities, landscaping and common area cleaning. Angela said a copy of the semi-annual dues assessment spreadsheet for 2014 had been circulated with the meeting notice.

**Motion:** by Mark Holmes to approve the 2014 budget.

**Seconded:** by Scott Shier

**Vote:** Unanimously Approved

### **Adoption and approval of new Collection Policy**

Angela explained Michael O'Loughlin, the association's attorney, had been working with the Board to prepare a revised Collection Policy. Joe Osborn explained the Collection Policy was similar to the existing Black Bear Lodge policy but had been amended to comply with a new Colorado Statute effective January 1, 2014.

**Motion:** by Mark Holmes to adopt the Collection Policy.

**Seconded:** by Cathleen Jones

**Vote:** Unanimously Approved

### **Adoption and approval of election procedures**

Angela explained an amendment to the Bylaws had been prepared in the past to clarify the procedure for Executive board elections but had never been formally adopted. After a short discussion the First Amendment to the Bylaws of Black Bear Lodge Condominiums Association, Inc. was adopted.

**Motion:** by Mark Holmes to adopt the First Amendment to the Bylaws.

**Seconded:** by Joe Osborn

**Vote:** Unanimously Approved

### **OLD BUSINESS**

Greg Westfall gave a brief summary of the history of the parking issues and said Cathleen Jones had agreed to provide the Board with a revised policy. Cathleen Jones said she had surveyed owners and also contacted other buildings with underground heated parking and in her opinion the parking regulations should go back to the earlier and less onerous form in line with other buildings in the area.

Michael O'Loughlin, the association's attorney, joined the meeting.

Angela said the Executive Board would continue to review options for the locker room. Greg Westfall said the Executive Board would discuss lockers and parking and report back to the owners.

Marcia Lindsey asked if a list could be circulated to owners setting out the television channels available in Black Bear.

### **ELECTION OF DIRECTORS**

Angela said an email had been sent to owners requesting volunteers to join the Executive Board. No response had been received by November 19, 2013 and a second email had been sent. Following that second email Mark Holmes and Tim Bonney had expressed a willingness to continue for additional three year terms. As no other names had been put forward Mark Holmes and Tim Bonney were elected to the Board for three year terms.

Greg Westfall said Jeff Bloomfield had tendered his resignation effective after the annual meeting but Jeff had decided to resign immediately and Greg asked for volunteers to complete the remaining year of Jeff's term. Greg encouraged owners to put their name forward so the Executive Board could continue to operate as a 5 person Board. Angela agreed to email all owners requesting volunteers to step forward.

Michael O'Loughlin left the meeting.

### **NEW BUSINESS**

Scott Shier asked the status of the lock on the wheelchair accessible door. Angela said she had obtained one estimate which was very high and she was obtaining other estimates.

Maria Martin asked if trees could be trimmed in the Spring as they were blocking the view from her unit.

### **Next Annual HOA Meeting Date**

After a short discussion it was agreed the 2014 annual meeting would be held Friday, December 5, 2014 at 10:00am MST.

There being no further business to discuss the meeting was adjourned at 11:30 A.M.

Respectfully submitted by,

Approved by,

---

Angela Reeves,  
Toad Property Management, Inc.

---

Greg Westfall, President  
Black Bear Lodge Condo Assoc.