

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
HOMEOWNERS MEETING AT
CRESTED BUTTE, COLORADO
December 2, 2022, at 10:00am (Mountain Time)
VIA ZOOM**

MEMBERS PARTICIPATING:

Tim Gibbons
Larry Cornett
Al Fraser
Mark and Robin Holmes
Snap Pearson
Rhonda Schneider
Pat Wilson
Jason Leonard
Rick Matus
Ryan Pryor

MANAGEMENT COMPANY

PARTICIPATING: Hannes Gehring, Toad Property Management

Hannes Gehring called the meeting to order at 10:05 a.m. and confirmed there was a quorum. Hannes said notice of the meeting had been mailed on November 17, 2022.

Al Fraser made a motion to approve the December 3, 2021 meeting minutes. Rhonda Schneider seconded the motion and it was unanimously approved.

Robin Holmes said a letter explaining the 2023 Budget had been included with the mailing of annual meeting documents. Hannes thanked Robin for her work on the Budget.

Hannes Gehring explained the 2023 Budget had been approved by the Board. Rhonda Schneider made a motion to ratify the 2023 Budget as presented. Robin Holmes seconded the motion and it was unanimously approved.

Hannes said work continued on finding a solution for the three storage lockers in the parking garage which had been damaged by water in the past. Hannes explained an engineering firm (SGM) had been engaged to review the mechanical room and boiler system to provide ways to stop water damage occurring in the future. Hannes also reported that he had investigated the cost of moving/rebuilding the three storage lockers and the associated deeded parking places to another location in the garage. Upon receiving the recommendations from the engineering firm, the Board will take the necessary steps to reduce the chance for flooding of the storage lockers.

Hannes reported that work had been completed on the boilers and at the present time all three boilers were finally working the way they should. Hannes explained that this

should increase the efficiency of the system and insure that there is no shortage of hot water in the building.

Hannes said the snowmelt system had not been able to keep up with the recent snow. Hannes explained the snowmelt system had gone through 30 gallons of glycol in two days. Controlled Hydronics had been out to troubleshoot the problem and at this time it was not known if a new snowmelt boiler was required or if the problem was in the piping.

Hannes explained Robin Holmes and Tim Gibbons were both willing to continue on the Board for an additional term and no additional names had been put forward. Robin and Tim would continue for additional three year terms.

Hannes said changes had been made to the snowmelt exhaust system in an attempt to address the window fogging that occurs in that area of the building. Pat Wilson and Rhonda Schneider both said they would report back if window fogging was still an issue.

Robin Holmes said work would continue on replacing the glass panes in windows which had broken seals. Hannes asked owners to notify him if they had broken window seals in their unit.

Hannes explained Complete Coverage had painted the railings on the first floor of the building. The second and third floor railings would be completed when Complete Coverage could schedule that work but those railings were in better condition than the lower level.

Robin Holmes said some capital projects would be necessary in the future including attention to some stonework, replacement of two of the boilers and additional mechanical projects. Hannes Gehring explained Koehler continued to work on the garage door as several parts required replacement.

Hannes Gehring reminded owners to review insurance coverage for their units as the Board may hold individual owners responsible for damage caused to neighboring units due to unit owner negligence (e.g., an unattended candle starts a fire, a water supply line to a washing machine breaks). Robin Holmes suggested owners also have water lines for appliances inspected as the building was now 20 years old and it might be possible to identify an issue prior to water damage occurring. Larry Cornett said the premium for the Association insurance policy is relatively low, but could increase if we file too many claims. Hannes noted that some HOAs in the valley had experienced large increases in their insurance premiums. Snap Pearson suggested owners turn water off to toilets if they would not be using the unit for several months.

Hannes explained testing had been completed on the third floor walkway heat system. Hannes said the tests indicated that the test had been done on a cold day and that the heat system was working well with no leaks. Hannes explained that the system can be overwhelmed when snowfall is heavy and that signage was in place to warn people to

take care on those walkways. He also said that Toad personnel would continue to deal with any ice build-up and heavy snowfall.

Robin thanked Hannes and Toad Property Management for their attention to Black Bear.

The next meeting was scheduled for Friday, December 1, 2023 at 10 a.m. (MT).

At 10:45 am Al Fraser made a motion to adjourn the meeting. Pat Wilson seconded the motion and it was unanimously approved.

Respectfully submitted by,

Approved by,

Rob Harper
Toad Property Management

Cathleen Jones,
BBL Association President

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