BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE EXECUTIVE BOARD
CRESTED BUTTE, COLORADO
MONDAY, MARCH 23, 2020 9:00 a.m. MST

BOARD MEMBERS BY PHONE

Tim Bonney
Cathleen Jones
Jason Leonard
Robin Holmes
Larry Cornett

OWNERS PRESENT BY PHONE

Chris Eissinger

MANAGEMENT PRESENT

Rob Harper, Toad Property Management
Scott Kelley, Toad Property Management

Scott called the meeting to order at 9:20 a.m. and confirmed a quorum. Scott explained the main purpose of the meeting was to discuss a proposed remodel at Unit 202. Three items, addition of a screen door, addition of a keypad on the entry door and adding an exhaust vent to an outside wall would be visible outside the unit and require Board approval.

Chris Eissinger, owner of Unit 202 said 75% of the work was cosmetic to update the interior of the unit. Chris explained the changes and said the small internal room without a window got very warm and it was hoped the installation of a return air fan would make the room more useable and the vent to the outside would look similar to the existing dryer vent but would not be next to the dryer vent due to the layout of the unit. Robin questioned if the current building code would permit the changes and Chris explained his contractor did not think it was necessary to have a building permit. It was suggested Chris check any need for a building permit with the Town prior to proceeding with any work. Chris agreed to check with the manufacturer to clarify noise levels of the fan when it was running at various speeds. Chris also agreed to send a photograph of the deck of the unit to show the proposed location of the vent.

Chris explained the keypad entry would be set on the deadbolt and the door handle would not need to be changed. Chris said the keypad would reduce the need to have multiple keys circulating or being taken home by the short term renters. Rob explained it was possible to change entry codes and there was a key which could be set to the master system so entry in an emergency would not be a problem. Chris agreed to provide photographs or an email link to the proposed keypad entry system.

Chris agreed to provide photographs or an email link for retractable screen doors and the Board would review and get back to him.

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Chris explained changes would not be made to electrical and plumbing and new fixtures, appliances and cabinets would be added. Chris said it would not be necessary to store materials in the garage or common areas during the work. Chris explained work could start as soon as approval was granted and it was not anticipated that work would still be underway in July. Chris agreed to request insurance details from the proposed contractor and provide that to Toad.

Once information was received from Chris there would be a follow-up Board meeting to vote on the projects outside the unit. Chris left the meeting.

After a short discussion Larry made a motion to eliminate the baskets on the 2nd and 3rd floors and continue with the usual number of baskets on the 1st floor together with the 3 flower boxes previously supplied. Tim seconded the motion and it was unanimously approved.

Rob and Scott agreed to work up a plan and pricing for work on the flower beds at the front of the building and contact local contractors for cost estimates. It was agreed savings from the reduction of flower baskets would be used for the flower beds at the front of the building. The work would be staged over a couple of years if necessary.

It was agreed the carpet and lobby looked good and Rob agreed to check that the sealing of the slate tiles had been completed.

It was agreed special consideration for payment of dues might be necessary in the future due to the current economic situation and options would be discussed at the next meeting.

The meeting adjourned at 10:15 a.m.

Respectfully submitted by,

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Rob Harper,
Toad Property Management, Inc.

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