

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 a.m. (Mountain Time)
THURSDAY, APRIL 18, 2024**

BOARD MEMBERS Robin Holmes
 Tim Gibbons
MANAGEMENT PARTICIPATING
 Alex Summerfelt, Toad Property Management
OTHERS PARTICIPATING
 Pat Wilson

At 9:10 a.m. (MT) Alex said there was not a quorum and there would just be an informal discussion.

Alex explained the maintenance crew would work through the action items during the off-season and recurring work orders would be created for future off-season tasks.

Alex said using the spare carpet as mats would not be successful and mats for the lobby would be ordered.

Alex explained a bike wash station would be set up. The location would probably be in the garage, to avoid poaching by people outside of Black Bear. Alex would continue to research potential inside or outside locations.

Alex said Spectrum would be replacing all TV receivers in the units to improve service. Alex explained Toad needed to be with the service technician and work would be approximately 30 minutes per unit. Other maintenance items would be dealt with during that time.

Alex agreed to speak to the garage door technician about replacing the springs for the garage door as a proactive measure.

Robin said she had been working with April of the accounting team and financial information would be handed over to the auditor in May. Robin explained the current financial condition looked good.

Alex agreed to continue to research methods of alerting all owners of upcoming meetings. Robin asked for the Agenda to be displayed on the website.

The next meeting was scheduled for May 16, 2024 at 9:00 a.m. (MT).

Flower baskets had been ordered. Alex agreed to discuss the rotating of baskets with the landscaping crew.

At 9.39 a.m. the meeting ended.

Respectfully submitted by,

Rob Harper,
Toad Property Management