

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 10:00 am (Mountain Time)
THURSDAY, APRIL 29, 2021**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Larry Cornett
 Tim Gibbons

OTHERS PARTICIPATING
 Jordan Brandenburg, Toad Property Management
 Melissa LaMonica, Alpine Landscapes

Jordan introduced Melissa LaMonica of Alpine Landscapes and said the purpose of the meeting was to review revised landscaping plans and discuss the scope of work.

Melissa explained the proposed landscaping plan and said the intention was to focus on the foundation of the landscaping and over the next few years refinements could be made and additional shrubs, trees and flowers introduced.

Melissa cautioned against using gravel close to the road and said grass would be less maintenance. Melissa said after meeting with the Town of Mt. Crested Butte and discussing snow plowing she recommended lowering the grade near the road so the Town would be able to plow without damaging the grass. Melissa confirmed modification of the existing irrigation would be necessary but the existing irrigation would be able to support the introduction of grass close to the road and the modifications would be relatively minor (e.g., repositioning and/or changing a few sprinkler heads). No additional water lines would have to be added.

Melissa said she would not recommend starting the work until mid-June to avoid frost damage to the new plants.

Melissa said the existing rock wall was not structural but replacement of the wall would improve the overall appearance of the area in front of the building. After discussion it was agreed the work on the existing wall would be included in the current scope of work to avoid the work being performed in the future and damaging the landscaping.

Cathleen made a motion to accept the revised landscaping plan with the addition of the work on the existing rock wall. The cost of the work would be approximately \$12,570. Larry seconded the motion and it was unanimously approved.

The meeting adjourned at 10:31 am.

Respectfully submitted by,

Rob Harper,
Toad Property Management