

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 a.m. (Mountain Time)
THURSDAY, MAY 16, 2024**

BOARD MEMBERS Cathleen Jones
 Larry Cornett

MANAGEMENT PARTICIPATING
 Alex Summerfelt, Toad Property Management

OTHERS PARTICIPATING
 Pat Wilson
 Travis Greenwood
 Marcia Lindsey
 Al Fraser

At 9:05 a.m. (MT) Alex said there was not a quorum and there would just be an informal discussion.

Alex confirmed an April 30, 2024 financial report had been provided prior to the meeting. Alex said some Building Maintenance items would be moved to Capital as they were specific projects and not just general maintenance.

Concern was expressed about items added in the Lobby and trash in the garage. The personal items would be moved from the Lobby. Trash collection and housekeeping had been reduced for the offseason. Alex confirmed the tile in the lobby would be cleaned/sealed every year around May 18th. Lobby carpet cleaning would continue to be carried out in May and November with spot cleaning as required.

Mats had been ordered for the common areas and would be available prior to the Summer season.

A location for the bike wash station was still being considered. The station had been ordered.

Offseason cleanup would continue – power washing, cleaning stairwells, etc. A splitter for the two grills was being investigated.

Flower baskets had been ordered. Two locations would not have flower baskets as the baskets in those locations had not done well in prior years. Other options could be considered for those locations.

The new signage had helped control Recycling and Toad would continue to monitor. Alex said he would follow up with Waste Management for the recycling records.

Alex said Spectrum would be replacing/updating the hardware for TV service. A date had not yet been provided by Spectrum but work had started in Mt. Crested Butte.

Alex confirmed owners could have pets in the building. Concern was expressed that a VRBO listing for one unit said the building was pet friendly and pets could be in the unit upon payment of a pet deposit. Alex agreed to reach out to the owner and notify them of the “no pet” regulation for renters. The Management Company could be copied on the information if the manager was known.

Alex explained there would be an impact on the service of contractors or delivery from Montrose or Grand Junction due to the repair work on the bridge at Blue Mesa. Alex said contractors in Colorado Springs or Denver had been contacted in an attempt to increase the vendor pool.

At 9.35 a.m. the meeting ended.

Respectfully submitted by,

Rob Harper,
Toad Property Management