

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
THURSDAY, OCTOBER 20, 2022**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Larry Cornett
 Jason Leonard

OTHERS PARTICIPATING Travis Greenwood
 Kevin Koval
 Ryan Pryor
 Al Fraser

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

Cathleen called the meeting to order at 9:05 a.m. (MT) and said there was a quorum.

Hannes explained the first item of the Agenda would be to discuss tinting of the windows on the southwest side of the building. Larry said he had been researching window tinting options to deal with sun glare on the southwest side of the building and he had reached out to Kevin Koval, a local contractor. Larry stressed that the owners on the southwest side of the building did not want to change the appearance or uniformity of the building windows and that Kevin's company, Solaris Film, has products that when applied to the interior of windows are nearly imperceptible from the outside. Earlier in October, Kevin Koval installed tinting on a couple of windows in Unit 301 and Larry said from outside the tinting did not appear to be visible. Photographs had been shared with the Board. Kevin Koval said a West Wall unit had also had window tinting applied and the product worked very well. The possible loss of any window warranty arising from application of the window tinting product is not an issue since the company that built the Black Bear windows is no longer in existence. The cost of the window tinting would be an individual owner expense. If windows were replaced in the future owners would need to go through the window tinting process again unless a window with built in tinting was available. After a short discussion Robin made a motion to allow window tinting as long as the external appearance was not interrupted. Cathleen seconded the motion and it was approved with Larry abstaining from the vote. Ryan Pryor of Unit 202 requested contact information for Kevin Koval as Ryan said they might also be interested in having some window tinting completed.

Hannes explained the outflow at the mechanical room had been redirected. The change had not been tested yet but it was hoped the change would stop the water from the backflow release piping going into the garage and damaging some storage units. The addition of some waterproofing to the roof of the storage units had helped but was not a

perfect solution since water from the last leak found its way into the storage units. Fixing the outflow problem would hopefully address the backflow issues but several leaks had occurred in the mechanical room which were not all related to the backflow. To redirect all water away from the building had been considered but the project would be large, challenging and expensive.

Blue Dog Home Improvement had given a very rough estimate of \$20,000 to relocate the three storage units in the garage. Hannes explained two of three water leaks into the storage units had been related to the backflow preventer so hopefully the recent work would be a help. Robin expressed concern about future water issues and asked if an engineer and/or an expert could be called in to inspect the mechanical room and provide a plan to avoid any future leaks and damage. Hannes agreed an engineer advising on redirecting drainage might be useful. Ryan Pryor, as one of the owners of the three storage units impacted by the storage unit flooding, stressed the need to avoid future damage to personal items in the storage units. Robin said she was not aware of water damage in the three storage units in the past and it appeared to be something in the last year or so. After discussion Hannes agreed to approach engineers to inspect the mechanical room and also to confirm the process to relocate the storage units. Cathleen said a replat would be necessary and approval of at least 67% of owners would be necessary to relocate the storage units.

ACTION ITEM: Hannes to approach engineers for estimates.

Cathleen suggested moving parking spaces at the same time as relocating the three storage units. It was generally agreed there was only one potential location for the three storage units and parking spaces. Including the replat of Larry's parking space should also be dealt with at the same time as the full legal process for the change had not been completed in the past. Cathleen agreed to review the language to perform a replat for the three storage units/parking spaces and the parking space for Unit 101. Cathleen stressed the need to have a detailed plan when it was presented to owners for approval.

ACTION ITEM: Cathleen to review legal documents and prepare a course of action.

Al Fraser said his storage unit doors had been badly damaged by the water and the damage made it very difficult to open or close the doors. If the storage units were not going to be moved the doors to that storage unit needed to be replaced or repaired. As it would take some time to complete the process to relocate the storage units Hannes said he would have Toad review options to make it easier to operate Al Fraser's storage unit door.

ACTION ITEM: Toad to work on the storage unit door.

Prior to the meeting the Board had reviewed a draft Budget via email. Robin explained the draft Budget proposed a 24% increase in dues. The increase was necessary due to increased costs for utilities, the age of the building and the need to perform more repairs

and maintenance and additional work in the mechanical room. Robin said an increase in capital had been restricted to 5% due to the larger increase in the operating dues. Larry agreed the timing was not right for a larger increase but stressed the need to start building up reserve funds in the future. Larry made a motion to approve the 2023 Budget as presented. Cathleen seconded the motion and it was unanimously approved. Hannes said he would work on the annual meeting documents for the December 2, 2022 meeting. Robin said she would draft a document to explain the 2023 Budget.

ACTION ITEM: Hannes to prepare documents for 2022 annual meeting. Robin to prepare document explaining the 2023 Budget.

Cathleen said she had been working with State Farm, the insurer for her unit, about the damage which occurred in the neighboring unit as well as her own unit. State Farm had confirmed the Declaration did clearly state an owner was responsible for maintaining their unit and for damage to any neighboring unit or common elements due to negligence. At this time it was clear that State Farm would be paying for most, if not all, of the repair to the adjoining unit. It was generally agreed owners needed to be adequately insured to cover damage to their unit as well as neighboring units. The insurance company for an owner being responsible for leaks and repairs would avoid the HOA's insurance being involved and the HOA paying the large deductible and possibly being dropped by an insurance company for too many claims. Education of owners was essential and owners needed to be reminded to review their individual coverage. Cathleen agreed to review the Association's governing documents to understand the responsibility to have individual unit insurance coverage and possibly provide evidence of coverage. Cathleen explained a sudden event was covered by insurance but a slow leak would not be something covered by some insurance policies.

ACTION ITEM: Cathleen to research and prepare insurance information to be shared with owners as part of the annual meeting documents.

Hannes said he would circulate draft annual meeting documents to the Board. Hannes confirmed Tim and Robin would be up for re-election. Robin said she would be willing to continue and Hannes explained the process for a secret ballot if there were multiple owners willing to serve on the Board.

The next meeting was scheduled for November 17, 2022 at 9 a.m. (MT).

At 10:45 a.m.(MT) the meeting adjourned.

Respectfully submitted by,

Rob Harper,
Toad Property Management