

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 a.m. (Mountain Time)
THURSDAY, MARCH 24, 2022**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Larry Cornett

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

OTHERS PARTICIPATING
 Mark Holmes, 103
 Al Fraser, 201
 Jamie Intile, 202
 Ryan Pryor, 203
 Patricia Wilson, 301
 Marcia Lindsey, 303
 Ronnie McCutchin, 306

Cathleen Jones called the meeting to order at 9:08 a.m. and confirmed that a quorum was present.

Robin Holmes made a motion to approve the minutes of the February 17th Board Meeting. Larry Cornett seconded the motion, and it was unanimously approved.

Larry made a motion to approve the minutes of the February 24, 2022 Work Session. Robin seconded the motion, and it was unanimously approved.

Hannes Gehring explained that Andy Ivy of Xstream Internet, the Association's new internet service provider, had been monitoring internet usage at Black Bear and had communicated that internet usage had been very high since installation. It was agreed that it was a good sign that no owners or renters had made complaints about the internet service during a peak time for usage. Al Fraser and Jamie Intile said that the new internet service was working well in their units.

Cathleen added that Andy Ivy had noted that there were several units in Black Bear that had private internet connections that were isolated from the larger Black Bear system. This had the potential to interfere with the entire Association's internet service if the access points were poorly configured, although they were not currently causing a problem. Andy Ivy had also noted, however, that several units were using wifi extenders, which were likely interfering with the performance of the Association's wifi.

Board members agreed that the Board should work to maintain the current level of internet service by putting in place some rules and regulations to prohibit the use of independent routers and wifi extenders.

It was agreed that Hannes and Cathleen would work together to draft emails to the owners about the new internet service. One email to all owners would let them know that the internet service had been functioning well and would encourage them to report any dead spots or areas of weak service to Toad so that they could be addressed by Xstream, rather than installing wifi extenders. A second email to owners known to have their own internet connection would alert them that, in the event that their personal internet connections caused interference with the building's internet service, Xstream's work to address this interference would be at the expense of owners with private internet connections.

Action item: Hannes and Cathleen to draft emails to owners about new internet service.

Cathleen would also reach out to Andy from Xstream to ask him for recommended language on what should be prohibited in the new rules and regulations.

Action item: Cathleen to reach out to Andy Ivy for help with drafting internet rules and regulations.

Hannes said that the new grill had been installed and was operational. Toad was attempting to locate a plumber to run a second gas line for the old grill, but had not yet found a plumber who was able to come out before Spring.

Action item: Hannes to continue working on locating a plumber who can install new gas line in a timely manner.

Al Fraser said that the new grill itself was great quality, but individuals who used the grill were frequently neglecting to clean it after use. It was agreed that Toad would install a sign reminding grillers to clean the grill after use. It was also agreed that Toad's maintenance team would heat and clean the grill periodically.

Action item: Toad Maintenance team to begin periodically cleaning grill as part of maintenance duties.

Hannes said that Al had jetted the garage drain and had determined that there was an obstruction in the drain that would not be accessible until the snow melted. Hannes confirmed that the drain was currently functional, but would operate better after the drain could be fully jetted in spring. Hannes said that the idea of installing heat tape in the 3rd floor deck drainage pipe had been considered and determined to be unworkable.

Action item: Hannes to schedule additional drain jetting for spring.

Hannes said that MTech had worked with Toad to troubleshoot some snowmelt system issues. MTech had set a higher base temperature for the snowmelt system when it was idling, so that the heated surface never fell below a certain temperature and the system did not have to work as hard to warm up when it became active. MTech had also adjusted the system so that the system stayed on for a longer period of time before shutting off automatically.

Hannes said that he believed the combination of jetting and MTech's tweaks to the system had yielded good results so far, and the Association was seeing some improvement to the freezing issue on the third floor deck.

There was some discussion of further potential solutions, including adding a separate zone on the third floor deck or installing a separate sensor on the third floor deck. The idea of thermal imaging of the third floor deck was also raised, which could detect blockages and breaks in the tubing. Marcia Lindsey said that the company that originally installed the snowmelt system was still working in Crested Butte, and she agreed to send the contact information for that contractor to Hannes.

Robin asked whether there were any other buildings on the mountain with outside drains on an upper floor, and suggested that Toad look into whether other such buildings had found workable solutions.

Hannes agreed to speak with MTech and determine how many zones were in the Black Bear Lodge snow melt system.

Action item: Hannes to continue to research solutions for the third floor deck snowmelt system, including by speaking with MTech and by researching options for thermal imaging.

Hannes said that Toad was still working on obtaining a bid from MTech for the replacement of the heat exchangers. Hannes said that Toad was going to have a discussion about potential alternative contractors that might be able to be more responsive, but overall had a good relationship with MTech.

Hannes said that Toad was anticipating the delivery of slipping hazard warning signs in the next week and, based on Board feedback, would install them on the third floor as soon as they were delivered.

Action item: Toad to hang signs warning of slipping hazard.

Robin suggested that the Board postpone any repairs to the paint damage on the third floor deck for the moment, in case structural work on the deck was found to be necessary.

There was a discussion of the potential need for window replacement. Hannes said that the contractor that performed the inspection of the windows had determined that some windows required repair, but would be functional for 2-5 years. The contractor's determination was that it would ultimately be less expensive to fully replace the windows than it would to replace the component parts that were worn out. Robin suggested that it would be beneficial to get another professional opinion.

Patricia Wilson said that she had noticed snow accumulating on the inside of one window sill even when the window was shut in Unit 301. Al Fraser said that he had experienced this as well in Unit 201. Larry Cornett in Unit 101 had not experienced this issue. It was agreed that Hannes would have someone look at the west side windows and potentially have weather stripping installed to prevent snow from entering. Hannes said that he would also email all owners to see whether any other units were experiencing this issue.

Cathleen said that her window had some issues with locking because the top window was not screwed shut when this was done to other windows in the building. Hannes said that Toad's maintenance team would address this issue.

Robin said that she would reach out to the company that had done the Capital Plan to get their opinion on the windows. Hannes agreed to reach out to vendors to obtain a second opinion.

Action item: Hannes to address window issues by:

- **emailing owners to see if any additional units were experiencing the issue with snow coming in through closed windows.**
- **identifying a contractor to give a second opinion on the need for window replacement**
- **having Toad's maintenance team address Cathleen's window issue.**

Robin to address window issues by:

- **reaching out to the contractor who performed the Capital Plan to get their opinion on window replacement.**

Hannes discussed the issue of water leaking from the mechanical room, behind the lockers, and into the storage units below. Hannes said the issue of water leaking into the storage units could be solved by either moving the lockers or installing a roof over them. Al Fraser noted that the contents of his storage unit had been soaked several times due to leaks in the mechanical room. Al said that when the units got wet it also damaged the plywood and made the units less functional. Ryan Pryor added that there had been a huge amount of water that leaked down behind the lockers and into the storage units in the garage, including his.

It was agreed that if the lockers were moved, this might significantly reduce the space available for parking.

Robin suggested that Toad look into the feasibility of waterproofing the storage units. Hannes said that Pete Oeflein had looked into the issue briefly and had said that the solution would not be simple.

Cathleen asked Hannes to have Pete put together a proposal for a workable solution to prevent the 3 most affected storage units from repeatedly being flooded. Hannes agreed to ask Pete to take another look at this issue, and would potentially have Al and Ryan weigh in during the conversation with Pete.

Action item: Hannes to reach out to Pete Oeflein regarding a solution for the storage unit flooding.

There was a question regarding cable service. Hannes said that Spectrum was still providing cable service to the Association. Cathleen confirmed that there had been no decision about moving from cable to streaming-only TV service at this time, and dropping the internet service with Spectrum had not impacted the cost of cable.

It was agreed to hold the next meeting at 9 a.m. (Mountain Time) on May 28th.

Cathleen adjourned the meeting at 11:00 a.m.

Respectfully submitted by,

Rob Harper,
Toad Property Management