

BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE EXECUTIVE BOARD
MT. CRESTED BUTTE, COLORADO
April 22, 2016 9:30 a.m. MST

BOARD MEMBERS PRESENT

Mark Holmes	(By phone)
Tim Bonney	(By phone)
Greg Westfall	(By phone)
Carrie Lawton	(By phone)

MANAGEMENT PRESENT

Rob Harper
Angela Reeves

Rob opened this special meeting at 3:00 p.m. MST by welcoming everyone present. This meeting has been called to discuss a potential sale of unit 308. The potential buyers would like to add an additional bathroom to the existing floorplan after the purchase. The Black Bear Board needs to approve this change.

Angela has been working with the potential buyers to determine the scope of the project and what impact this will have on existing structures and systems. Angela explained that this remodel will cost approximately \$30,000 – 40,000 and there has been three scenarios presented. There will be an addition of a toilet, sink and shower where a closet currently exists in an upper level bedroom. There would be no changes to the building heat system and the fixtures would tie into existing plumbing located in the unit.

All owners have been shown the project and there were 5 responses, 4 to approve and 1 to disapprove. Mark asked if there would be any additional cost to the Association due to this remodel and Angela said that Timberline has said that there would be no impact on the existing systems. Greg said that this is a difficult decision where he is concerned that this would set a precedent where there is a change from a 3 bedroom 2 bath to a 3 bedroom 3 bath. Adding one bathroom does not make a difference but if 25 people add a bathroom there would be a significant impact.

Carrie commented that adding a bathroom to a 3 bedroom unit would not change the capacity where there would be the same amount of usage regardless of the count of bathrooms.

Tim Bonney is concerned about the age of the building and the plumbing and how this may affect it. Rob explained that there have been several pinhole leaks in the plumbing system but none related to any changes to the system itself. Mark asked how many 3 bedroom, 2 bath units there are in the building. Toad will look this up and send it to the Board.

This meeting will be continued to April 27, 2016.

The meeting re-convened at 9:05 April 27, 2016.

BOARD MEMBERS PRESENT

Mark Holmes	(By phone)
Tim Bonney	(By phone)
Greg Westfall	(By phone)
Carrie Lawton	(By phone)
Jason Leonard	(By phone)

MANAGEMENT PRESENT

Rob Harper
Angela Reeves

At this time the Board voted on the approval of the addition of a bathroom in unit 308.
The vote resulted in:

NO – 3
YES – 2

The improvements to unit 308 were not approved. Angela will pass this along to the prospective buyers and their Realtor.

With no further business the meeting was adjourned at 9:10 a.m.

Respectfully submitted by,

Approved by,

Rob Harper
Toad Property Management, Inc.

Greg Westfall
BBL Association President