

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
THURSDAY, MAY 19, 2022**

BOARD MEMBERS Robin Holmes
 Larry Cornett

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

Hannes called the meeting to order at 9:10 a.m. (MT) and said there was not a quorum.

Robin said everything was running well and thought meetings could be pushed to every few months, rather than monthly.

Hannes confirmed the hot tub cover had been ordered but not received yet. Hannes said new signage would be added and Robin said the instructions needed to clearly explain the operation of the cover. Robin said including pictures, as well as wording, had been used successfully in the past.

Robin suggested budgeting for a new hot tub cover every year.

Robin said she would continue to search for a new luggage cart to match the one ordered a couple of years ago.

Robin said obtaining estimates for planning purposes (i) painting the metal railings; (ii) maintenance on the rock/grout around the building, and (iii) inspect heat tape on the roof. Hannes said Eagle Windows recommended replacing windows rather than replacing some smaller parts. A few units had identified issues but not every unit had reported problems so it was unclear when it would be necessary to replace windows. A few units had reported fogging of their windows. Hannes agreed to reach out to window companies on the Front Range to inspect all windows and provide an estimate for replacement or repair of the windows.

Larry said the painting of the metal railings had been identified as a priority item. Robin confirmed some railings were worse than others. Hannes said Toad was reaching out for an estimate to paint the railings.

Hannes said he was searching for a pest control company and would get back to the Board.

Robin said the new tree at the front of the building was leaning and needed to be straightened. Robin said additional mulch was required in some areas, grass seed needed to added to other areas and some additional plantings. Robin agreed to send a list to Hannes and it could be decided if Toad or Alpine Landscapes would perform the work.

Robin said she would finish up on the close out of 2021 financials so the information could be sent to the auditors.

Hannes confirmed Blue Dog Home Improvements had inspected the storage units in the garage for units 201, 202 and 207. Hannes said there was a plan for a less expensive option to improve the water proofing of the roof of those storage units. Robin suggested reaching out to Al Fraser for his opinion on the work and if he was happy Toad should proceed and see if the inexpensive option would solve the problem.

Hannes said boiler problems continued and it had been difficult to get Emtech to come out and address the issues. Hannes said two boilers were now operating and Emtech had confirmed they had a new fan for the boiler and would install it in June. Despite the new switch being installed by Emtech there had not been a period when all three boilers were operating correctly. Larry suggested searching for a company willing to perform regular servicing, maintenance and repairs in a timely manner.

Hannes confirmed the new internet appeared to be working well.

Larry suggested continuing with a monthly meeting, the third Thursday of each month, and cancelling the meeting if there was nothing new to discuss. Hannes agreed to email the Board and find out if June 16, 2022 would work for the next meeting, if a meeting was necessary.

The meeting adjourned at 9:57 am (MT).

Respectfully submitted by,

Rob Harper,
Toad Property Management