

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION  
MEETING OF THE EXECUTIVE BOARD  
CRESTED BUTTE, COLORADO  
May 29, 2018 2:00 p.m. MST**

BOARD MEMBERS PRESENT

Gerald Harmon	
Aaron Harmon	
Jackie Gibbons	(By phone)
Tim Bonney	(By phone)
Jason Leonard	(By phone)

MANAGEMENT PRESENT

Rob Harper  
Jim Ruthven

Rob called the meeting to order at 2:00 PM and confirmed a quorum.

After discussion Jason made a motion to elect the following directors. Aaron seconded the motion and it was unanimously approved.

President	Gerald Harmon
Vice President	Tim Bonney
Secretary/Treasurer	Jackie Gibbons

Prior to the meeting Rob distributed an estimate by High Country Carpet for the replacement of the carpet in the lobby. Rob explained he was still waiting for a second estimate and it was agreed the work would be completed in the Fall. Rob suggested painting walls prior to the carpet installation and it was agreed to spend approximately \$10,000 on painting and carpet replacement in the off-season.

Rob said problems with the front lobby door entry locks had continued and Chuck's Glass from Montrose had provided a quote of \$3,000 to replace the lock, new power supply and keypad. Gerald asked if the side door could also be checked. Gerald made a motion to accept the Chuck's Glass quote for the front lobby door and ask them to also check the side door. Jackie seconded the motion and it was unanimously approved.

Rob said he had spoken with Rob of Precise Painting about the damage to one section of the concrete deck. Rob explained Precise Painting would remove the damaged area, resurface and finish to match the existing deck for \$6,468. Rob said the area was 1,078 square feet and the work would take approximately one week. Gerald made a motion to accept the \$6,468 proposal from Precise Painting and have the work completed in the Fall. Jason seconded the motion and it was unanimously approved.

Rob said repairs needed to be made to the roof tiles. Rob explained the existing roof tiles were not in production but two pallets of a similar looking product would be sufficient to do the work. It was agreed the work should be completed as soon as possible.

It was agreed the rock around the hot tub would be replaced as soon as a stonemason could be found. Rob also agreed to obtain pricing for the replacement of the hot tub cover and the operating mechanism.

Gerald suggested removing plants and lawn and replacing with landscaping that required less water and upkeep. Rob agreed to contact local landscaping companies for suggestions for the future.

Jackie said people continued to use the trash cans around the building instead of taking trash and recycling to the dumpster. Rob said signage did not work and some buildings had decided to stop recycling and just have a dumpster in one area.

Rob said the Capital account had sufficient funds to fund the items listed above. Jim explained the income and expenses were in line with the budget for the first four months of the year and Rob said the association was in good shape financially. Gerald said Spectrum had been troubleshooting Primetime on demand and Rob agreed to check other units to see if other units were experiencing the same television problem.

Rob said the audit from McNurlin had been received and Gerald agreed to review the report.

Rob said flower baskets would be delivered in the next couple of weeks.

As there was no further business the meeting adjourned at 2:42 PM.

Respectfully submitted by,

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Rob Harper,  
Toad Property Management, Inc.