

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
THURSDAY, JUNE 16, 2022**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Tim Gibbons
 Larry Cornett
 Jason Leonard

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

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

Robin stressed the need for all three boilers to operate and said she would need to leave the meeting in 20 minutes. Cathleen said the order of the Agenda would be changed and the first item would be the railings. The bid for the railings was \$27,935 and Cathleen said there were a few additional areas to add. Robin confirmed there was \$30,000 in the budget for the painting of the railings. Cathleen said the railings under cover on the 3rd floor were in good condition. The first floor railings were in poor condition and the painting of those was \$8,265, the second floor \$10,000 and third floor \$9,190. It was generally agreed the railings needed to be protected to avoid additional expense to replace them in the future. The cost of boiler replacement/maintenance and flue was unknown at this time and needed to be a priority during the next year. The boilers each required a separate flue as sharing a flue caused operating issues. The potential locations of the new flues needed to be researched.

Robin left the meeting.

Hannes agreed to search for building plans to help with determining the route for new flues. Hannes said it had been suggested just two boilers be operated and those boilers should be able to supply sufficient hot water and operate the snowmelt system. Hannes said replacement of the hot water tanks also needed to be considered for 2023 as there was visible corrosion on the outside of the water tanks. It was agreed removing the water tanks would be a challenge. Hannes confirmed scope of work and estimates had been requested and he would continue to follow up with the two companies.

**Action Item: Hannes to locate building plans.
Hannes to obtain estimates and circulate to the Board.**

Hannes explained the control system operated the pumps and the rotation of the boilers and in the past the rotating of the boilers had not been operating correctly. The control system had been replaced but it had not resolved all of the issues. Hannes agreed to continue to follow up with the company. Hannes also agreed to continue to gather data

and estimates. Cathleen thanked Toad for coming out to deal with the lack of hot water over the weekend.

Cathleen said one owner had refunded a renter for the lack of hot water and it was agreed owners or guests in the building at that time had been inconvenienced. Loss of income insurance was available for owners who lost rental income due to unexpected maintenance issues.

After discussion Larry made a motion to move forward with painting all the railings in the building. Tim seconded the motion and it was unanimously approved. Hannes agreed to contact Complete Coverage to proceed with the work and Hannes agreed to review the stair treads.

Action Item: Hannes to contact Complete Coverage to schedule work.

Cathleen said she had purchased approximately 80 plants for \$500 and planted them. Cathleen said she would like to spend an extra \$100 on ground cover. It was agreed to reimburse Cathleen for the plants.

Action Item: Reimburse Cathleen for plants.

Hannes said he had been adjusting the boilers daily to keep one operating and would continue to report to the Board and the maintenance company. The internet was working well and Cathleen had sent a thank you to the Toad crew regarding the new grill. Hannes said Timberline did not want to add an additional gas line to the old grill and he would try to find a company willing to perform the work.

Action Item: Engage plumber to install additional gas line for a grill.

Hannes reported a small leak from a hot water line into the garage. Timberline had inspected the leak and the leak would be repaired as soon as a plumber was available to perform the work.

Cathleen said there had been a dog issue recently and that dog was not being kept on a leash in the common areas and the dog exhibited aggressive behavior. Hannes agreed to write a letter to the owner reminding them of the rules and regulations. Only owners were permitted to have pets in the building and Hannes agreed to circulate the rules and regulations to all owners. Cathleen said she would continue to work on updating the rules and regulations regarding the internet.

Action Item: Hannes to prepare letter to owner of an aggressive dog.

The next meeting would be July 21, 2022. Hannes thanked the Board for responding promptly to emails.

At 10:21 a.m. (MT) the meeting adjourned.

Respectfully submitted by,

Rob Harper,
Toad Property Management

DRAFT