

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
THURSDAY, JULY 21, 2022**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Larry Cornett

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

Hannes called the meeting to order at 9:06 a.m. (MT) and said there was a quorum.

Hannes said issues with the television boxes continued. Six units were currently experiencing issues and Hannes said Spectrum were slow at resolving those issues. Cathleen said it was very frustrating not having any service and when Spectrum installed new boxes Spectrum could not get the boxes activated and the help line was impossible to reach. Concern was expressed about the lack of service from Spectrum and Cathleen suggested the Board consider other service providers including making a change just to streaming. Hannes said Spectrum had provided a couple of spare power cables as replacing the power cable might be a quick and easy solution in some situations. Robin suggested having a couple of spare boxes available and Cathleen said activating the box would need to be a service provided by Spectrum. Hannes agreed to contact Spectrum and determine if a couple of spare boxes might be a solution.

Action Item: Hannes to contact Spectrum regarding spare boxes.

Robin said she would continue to review options for luggage carts as one luggage cart needed to be replaced and repairs were not working.

Action Item: Robin to order a replacement luggage cart.

Hannes confirmed the chairs had been moved out of the parking garage.

Hannes said two units had been experiencing zone valve problems as the units had been very hot. Timberline Mechanical needed access to owner closets in the units and Timberline would continue to work on resolving the issue. Hannes said he would search the files for any documents which might detail the location of the zone valves.

Action Item: Hannes to research zone valve locations.

Hannes explained the manufacturer's rep for the boilers had been at the building for two days. Hannes said boilers 1 and 2 were operating although boiler 2 was cycling too quickly and an auto valve control system would help to resolve the issue. Boiler 3 was

not currently working. Hannes said he was following up with the companies to find a solution to having all three boilers cycling correctly.

Action Item: Hannes to continue follow up on the boilers.

Robin expressed concern that warranties might expire while the different companies tried to resolve the issues and suggested writing a letter to Emtech and Grimes to document the problems. Hannes agreed to draft a letter and then pass to Cathleen for review.

Action Item: Hannes and Cathleen to draft a letter.

Hannes said boilers 1 and 3 would probably need replacing in the future as both boilers had exceeded 100,000 cycles according to the technicians.

Hannes said installing auto valve controls on all 3 boilers or adding piping with a separate hot water tank between the tanks had been suggested by Emtech. Hannes said estimates would be provided but it seemed as though the auto valve control system might be an option in the future.

Hannes said Toad would be removing the dead tree in the next couple of days. Hannes said landscaping was generally looking good. Hannes said Alpine had completed some additional planting but an invoice had not been received yet. Robin said she would review the work as Robin had told Alpine to delay the work for a year.

Hannes confirmed the leak into the parking garage had been resolved and a plumber had been able to make the repair. Hannes said a different small leak had been reported and Hannes would continue to follow up on that.

Hannes said the dumpster door had been repaired and the expense would be paid by Waste Management.

Hannes explained Complete Coverage would only have time to complete the painting of the railings on the first floor this year. Hannes said he would once again circulate the Complete Coverage estimate for that work. Larry asked if the small sections on the third floor could also be addressed while Complete Coverage were there.

Action Item: Hannes to email Complete Coverage estimate. Hannes to speak to Complete Coverage about work on third floor.

Hannes said he was not aware of any problems with trash and recycling.

Action Item: Hannes to check on recycling and report back.

Hannes and Cathleen said the flower baskets were looking really good.

The next meeting would be August 18, 2022 at 9:00 a.m. (MT).

At 10:15 a.m. (MT) the meeting adjourned.

Respectfully submitted by,

Rob Harper,
Toad Property Management