

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
CRESTED BUTTE, COLORADO
July 24, 2019 3:30 p.m. MST**

BOARD MEMBERS PRESENT

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

OWNERS PRESENT

Mark and Robin Holmes	
Rosemary Cornett	(By phone)
Al Fraser	(By phone)
Marcia Lindsay	(By phone)
Cathleen Jones	(By phone)

MANAGEMENT PRESENT

Rob Harper

Rob called the meeting to order at 3:30 PM and confirmed a quorum.

Rob explained there had been some complaints about parking, guests and behavior issues which would be discussed at the meeting and also a short discussion about maintenance items.

Gerald and Rob explained recent parking problems all related to rental guests who had not been adequately informed of the 2012 parking regulations or did not follow those regulations and parking violation stickers had been put on the vehicles. After a long discussion it was agreed new signage would be installed in three locations. Each of the following Black Bear signs would state violators would be towed at owner's expense:

1. Snowmass Road parking area would be restricted to trailer parking only.
2. The two uncovered parking spots at the front of the building would be restricted to oversize vehicles only.
3. The porte-cochere area would be restricted to a maximum of 2 hours parking and clearly state no overnight parking.

Rob confirmed signs would be ordered and installed as soon as possible. It was agreed Toad would be responsible for enforcing the parking regulations in a guest friendly manner and if owners witnessed any parking violations those violations should be reported to Toad.

After a long discussion about the hot tub it was agreed to have an informal survey of owners to find out how many units wanted to retain a hot tub on the premises, consult the Association's legal counsel to find out if the governing documents would permit a surcharge to owners renting their units and to investigate the cost of security cameras.

Concern was expressed about vicious dogs and it was agreed the matter would be referred to the Mt. Crested Butte Police and the owner would be notified. There was also concern that the regulations of the Association were not being followed and guests were bringing dogs to units. It was agreed owners needed to inform all renters that only unit owners were permitted dogs. Rob agreed to have the Association's legal counsel research and prepare a Non-Owner Policy for the Board to review.

Rob agreed to obtain a couple of bids for commercial grade carpet to replace the existing lobby carpet and to also ask for other flooring options.

Rob said the epoxy applied by Precise Painting to some areas of the hot tub deck was very slippery and as other parts of the hot tub deck were failing Rob agreed to obtain a price from Precise Painting for applying a non-slip solution to the entire hot tub deck. Rob also agreed to research resurfacing options for the third floor deck area outside of the elevator.

Rob said roof tiles would be inspected and replaced in the next few weeks.

Rob agreed to obtain a quote for repairing or replacing the Black Bear entry sign at the front of the building. Rob agreed to have the landscaping crew cut back and weed the flower beds at the front entrance.

A couple of suggestions were put forward to replace the flower baskets but no consensus was reached and Rob explained flower baskets were ordered in February of each year and any changes needed to be known by then.

Rob agreed to have the remaining three capstones replaced on the columns near the hot tub deck. Rob agreed to follow up a couple of small maintenance items in the garage and to repair a small area in the dumpster enclosure.

Rob agreed to purchase a replacement grill.

The meeting adjourned at 5:06 pm.

Respectfully submitted by,

Rob Harper,
Toad Property Management, Inc.