

BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
CRESTED BUTTE, COLORADO
August 6, 2019 10:00 a.m. MST

BOARD MEMBERS PRESENT

Jackie Gibbons	
Tim Bonney	(By phone)
Jason Leonard	(By phone)

OWNERS PRESENT

Robin Holmes	(By phone)
Cathleen Jones	(By phone)

MANAGEMENT PRESENT

Rob Harper

Rob called the meeting to order at 10:02 AM and confirmed a quorum.

Rob explained the purpose of the meeting was to elect two new board members and elect officers.

Rob said three owners, Cathleen Jones, Larry Cornett and Mark Holmes, had expressed interest in the two vacant Board seats and a secret ballot had been conducted by email. Rob explained Larry and Cathleen had received the most votes. Tim made a motion to appoint Cathleen Jones and Larry Cornett to complete the remainder of the terms vacated by Gerald and Aaron Harmon. Jackie seconded the motion and it was unanimously approved.

Tim made a motion for the following appointments, Jackie seconded the motion and the motion was unanimously approved:

President	Tim Bonney
Vice President	Cathleen Jones
Secretary	Jackie Gibbons
Treasurer	Larry Cornett

Rob said several maintenance items were underway: troubleshooting an internet failure, repairing the garage door, installing parking signage, tidy up of the gardens at the front of the building and cleaning the stairwells. Rob explained approximately \$100 had been spent on new parts for the grill and those parts would be installed as soon as possible as well as additional cleaning.

Jackie said the seals on some windows were a problem and Rob agreed to check the units.

Rob explained Jim Ruthven no longer worked for Toad and Peggy Langewisch had been hired to complete the monthly reporting for all the associations. Rob said a profit and loss report was sent out to the Board each month but more detail could be included if required. It was agreed regular communication was required with more Board meetings to discuss expenditures.

Cathleen said she would once again review the governing documents for the association and report back to the Board if she had any suggestions regarding Board or Association operation.

At 10:27 AM Cathleen made a motion to adjourn the meeting. Jason seconded the motion and it was unanimously approved.

Respectfully submitted by,

Rob Harper,
Toad Property Management, Inc.