

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
CRESTED BUTTE, COLORADO
THURSDAY, SEPTEMBER 19, 2019 3:00 p.m. MST**

BOARD MEMBERS PRESENT

Jackie Gibbons	(By phone)
Tim Bonney	(By phone)
Jason Leonard	(By phone)
Cathleen Jones	(By phone)
Larry Cornett	(by phone)

OWNERS PRESENT

Al Fraser	(By phone)
Mark and Robin Holmes	(By phone)
Marcia Lindsay	(By phone)

MANAGEMENT PRESENT

Rob Harper, Toad Property Management
Peggy Langewisch, Toad Property Management

Rob called the meeting to order at 3:03 PM and confirmed a quorum.

Jackie made a motion to approve the minutes from meetings held on July 24, 2019 and August 6, 2019. Larry seconded the motion and it was unanimously approved.

Rob said two proposals had been circulated for the carpet replacement in the lobby. Both proposals were approximately \$6,000 for high quality, commercial grade carpet, and a price had not been given for the repair of the existing carpet. Rob agreed to obtain square foot pricing for a wider range of carpet and also a description of the benefits and durability of the different price points. Marcia volunteered to swing by the office to review carpet samples and once the selection was narrowed down the information would be circulated to the Board by email.

Rob said Rob Dickinson of Precise Painting had submitted a proposal to resurface the entire lower deck this Fall with a non-slip surface and the cost would be approximately \$7,000. Rob explained access to units off that deck would be limited for a few days and attempts would be made to schedule the work around use of the units. Rob said the work was guaranteed for two years and Precise Painting would also be making a long-term repair of the hole in the parking garage floor.

Rob confirmed the stonemason had ordered the cap stones to go on the top of the pillars near the hot tub and the stones would be installed in the next few weeks.

Rob said an estimate had been obtained for installation of 11 cameras on the property at a cost of \$26,000. Concern was expressed about the installation of cameras and it was

suggested hot tubs once again be locked at night. After discussion it was agreed the hot tub would be open 10 am – 9 pm each day and Rob would hire people to close the hot tub each night and the option of cameras would not be used.

Rob said Pete of Blue Dog Home Improvement would be at the property in the next few weeks to install the remaining roof tiles.

Rob said work on the internet to Units 103 and 308 had been completed and good service appeared to be available in the units.

Rob said the grill had been thoroughly cleaned, some repairs made and the grill appeared to be working well and additional parts would be replaced during the off-season.

Rob confirmed the heat in the garage was currently off and said Toad would continue to check the temperature.

Rob said the gardens had been cut back and suggested adding a dog poop station on the north side of the building. Rob said some additional perennials had been added and the flower baskets were still in great condition. Rob explained the irrigation would be turned off in the next few days and the final mow of the season would be done.

Larry asked to move his parking space three spaces to the left in the parking garage. Cathleen explained the need to amend the plat as parking spaces were designated as limited common elements. Larry said he was willing to pay the attorney expenses related to the amended plat and it was agreed all owners would need to have the opportunity to approve the amendment. After discussion Cathleen suggested Larry use the unassigned space, three spaces to the left of his current space, until the annual meeting in December when the long-term solution would be reviewed and voted on. Tim seconded the motion and it was unanimously approved. Cathleen and Rob agreed to work with the attorney to draft documents and add the topic to the annual meeting documents. Rob agreed to have the signage at the two parking spaces temporarily amended.

Concern was expressed about window closing and locking and it was generally agreed this was probably an HOA expense and something that would need to be addressed in the future as many owners had similar problems with the wooden windows and doors.

Cathleen said she had not completed her review of the Bylaws and Covenants and from her initial review the Board had authority to authorize expenses not included in the Budget but it was unclear where the funding would come from as there was not a significant amount available in miscellaneous or a contingency line item. Cathleen agreed the Board had authority to authorize capital items, including large expenses and Rob said some expenses had to be incurred at short notice to replace or repair damaged items.

Rob suggested a budget meeting and the date of October 17, 2019 at 3 pm was set to discuss a draft budget. Rob said there was one owner more than 30 days late and late fees and penalties had been added and the delinquency procedure followed.

At 4:33 pm Jackie made a motion to adjourn the meeting. Cathleen seconded the motion and it was unanimously approved.

Respectfully submitted by,

Rob Harper,
Toad Property Management, Inc.