

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
HOMEOWNERS MEETING AT
CRESTED BUTTE, COLORADO
December 15, 2023, at 10:00am (Mountain Time)
VIA ZOOM**

MEMBERS PARTICIPATING:

Unit 101	Larry Cornett
Unit 103	Mark and Robin Holmes
Unit 106	Barbara Rogers
Unit 201	Al Fraser
Unit 202	Jaime Intile
Unit 203	Scott Pryor
Unit 206	Rick Matus
Unit 209	Travis Greenwood
Unit 210	Geoff Gough
Unit 301	Pat Wilson
Unit 303	Marcia Lindsey
Unit 306	Ronnie McCutchin
Unit 308	Tim Gibbons
Unit 401	Cathleen Jones

MANAGEMENT COMPANY

PARTICIPATING: Alex Summerfelt, Toad Property Management

Cathleen Jones called the meeting to order at 10:06 a.m. Alex Summerfelt confirmed there was a quorum and said notice of the meeting had been mailed on December 4, 2023.

Cathleen Jones made a motion to approve the December 2, 2022 meeting minutes. Robin Holmes seconded the motion and it was unanimously approved.

Alex Summerfelt introduced himself as he had taken over management in June. Alex said it had been busy and was pleased to confirm the boiler was once again operating the snowmelt system. Heat was now reaching the third floor walkway and there was no ice forming outside the elevator door. Alex thanked the Board for their work on the multiple projects and thanked Robin Holmes for her work on the financials and the Budget.

Cathleen Jones said it was challenging to get contractors to respond promptly and it was great that so many projects had been addressed and now operating correctly. As the building aged it was essential that repairs and capital projects could be completed in a timely manner and that the money was available to address those issues. Cathleen thanked owners for their participation in the meeting and also their input during the year. Cathleen said Board meetings happened each month and encouraged owners to participate and Alex Summerfelt would be sending out notice of those meetings to all owners.

Robin Holmes thanked the Toad crew and said the response to requests had been good. Attempts were being made to get ahead of any maintenance issues instead of reacting to problems.

Alex Summerfelt said a financial report and 2024 Budget had been circulated to owners with the annual meeting documents. A cover letter from the Board had been included which provided a detailed explanation of the financials. Alex said the 2024 Budget did include a small dues increase. Significant increases in insurance premiums would continue and Toad was actively researching opportunities to reduce premium expenses. Alex explained there had been significant capital expenses during 2023 but there had also been opportunities to resolve issues, such as the leak into three storage lockers in the garage, with a solution which was significantly less expensive than earlier suggestions.

Alex said local contractors were generally very busy and Toad had been reaching out to contractors in other parts of the State in an attempt to secure better pricing as well as more timely response to projects.

Alex explained the Operating Dues would increase by 3.44%. Some expenses, such as utilities, could not be controlled but the Board was attempting to make savings wherever possible.

Travis Greenwood made a motion to ratify the 2024 Budget as presented. Al Fraser seconded the motion and it was unanimously approved.

Alex said Jason Leonard was willing to continue on the Board. No other names had been put forward. Cathleen Jones made a motion to appoint Jason Leonard for another term on the Board. Robin Holmes seconded the motion and it was unanimously approved.

The next meeting was scheduled for Friday, December 6, 2024 at 10:00 a.m. (MT).

Pat Wilson said the snowmelt was working great and Pat thanked everyone for their work on the project. Al Fraser thanked the Board for their efforts. Travis Greenwood said the painting crew had been great during the Summer. Barb Rogers said the changes to the internet were great and the service was working well.

Alex explained there would be a Board meeting immediately after the annual meeting and owners were welcome to participate. Alex said Board meetings were generally held on the third Thursday of each month at 9:00 a.m. (MT) and Agendas were posted on the Toad website.

At 10:35 a.m. (MT) Al Fraser made a motion to adjourn the meeting. Pat Wilson seconded the motion and it was unanimously approved.

Respectfully submitted by,

Approved by,

Rob Harper
Toad Property Management

Cathleen Jones,
BBL Association President

DRAFT