

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
HOMEOWNERS MEETING AT
MT. CRESTED BUTTE, COLORADO
December 1, 2017, at 10:00am MST**

MEMBERS PRESENT

Gerald and Aaron Harmon	(By phone)
Rosemary Cornett	(By phone)
Mark Holmes	(By phone)
Tim Bonney	(By phone)
Maryann Larson	(By phone)
Rhonda Schneider	(By phone)
Marcia Lindsey	(By phone)
Jackie Gibbons	(By phone)
Robin Lasudo	(By phone)
Cathleen Jones	(By phone)
Richard Matus	(By phone)

PROXIES RECEIVED: Ronnie McCutchin
 Joe Osborn
 Mike Truly
 Karen Hurley

MANAGEMENT COMPANY

PRESENT: Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 10:05 a.m. and confirmed there was a quorum. Rob said notice of the meeting had been mailed on October 25, 2017.

Gerald Harmon made a motion to approve the December 2, 2016 meeting minutes. Tim Bonney seconded the motion and it was unanimously approved.

Rob said Greg Westfall recently sold his unit and had resigned from the Board and Rob thanked Greg for his service to the association. Rob gave a brief Manager's Report and said the television and internet service to the building had been improved and was working well.

Rob explained he would be emailing owners regarding bikes stored in the garage. Rob said the space was very full and some bikes had not been used in a long time. Rhonda Schneider said she had some bikes in that space and would be happy to donate them. Rob said storage boxes, etc, were also being stored on the floor and that made cleaning difficult as well as taking up valuable parking spaces.

Rob said most of the pinhole leaks in the copper pipes had been caught quickly, without damage, but said it was difficult when the pinhole leaks occurred behind drywall or tile.

Rob explained most decks had been stained but the weather turned cold and work would be resumed in the Spring.

Rob said the deck snowmelt and snowmelt on the roof had been checked and everything was working fine. Rob explained broken roof tiles would be replaced in the Spring and confirmed the waterproof layer under the tiles was not compromised.

Gerald Harmon thanked Matt and the Toad crew for taking care of the building.

Marcia Lindsey said some guests/renters were bringing dogs and Rob said he would email owners reminding them that only owners were permitted to have dogs at the building.

Rob Harper said the operating expenses at the end of the year would either be close to budget or under budget. Rob explained it had not been necessary to spend all of the allocated capital budget for the roof snow melt and plumbing upgrades and that money would be held in reserve for future upgrades.

Rob explained the proposed 2018 capital projects included additional internet upgrades, replacing the lobby carpet and refreshing the lobby space.

Rob said two units had sold in the past year and an additional unit was under contract.

Jackie Gibbons made a motion to approve the 2018 Budget. Gerald Harmon seconded the motion and it was unanimously approved.

After a short discussion Cathleen Jones made a motion to elect Jason Leonard, Gerald Harmon and Aaron Harmon to the Board. Mark Holmes seconded the motion and it was unanimously approved.

Rob said the Responsible Governance Policies, mandated by the State, had been drafted by the association attorney and the most of the wording was standard for all associations. Rob said the Board would adopt the policies at the next board meeting and the newly elected President would sign the document and it would be displayed on the website.

It was agreed the next annual meeting would be December 7, 2018 at 10 am.

There being no further business to discuss Gerald Harmon made a motion to adjourn at 10:35 am. Jackie Gibbons seconded the motion and it was unanimously approved.

Respectfully submitted by,

Approved by,

Rob Harper
Toad Property Management, Inc.

BBL Association President