

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION  
HOMEOWNERS MEETING AT  
MT. CRESTED BUTTE, COLORADO  
December 6, 2019, at 10:00am MST**

MEMBERS PRESENT

Gerald and Aaron Harmon	
Tim Bonney	
Larry and Rosemary Cornett	(By phone)
Richard Matus	(By phone)
Larry Larson	(By phone)
Mark and Robin Holmes	(By phone)
Jason Leonard	(By phone)
Jackie Gibbons	(By phone)
Cathleen Jones	(By phone)
Marcia Lindsey	(By phone)
Al Fraser	(By phone)

PROXIES TO CATHLEEN JONES:

Ronnie McCutchin  
Geoff Gough

MANAGEMENT COMPANY

PRESENT: Rob Harper, Toad Property Management  
Peggy Langewisch, Toad Property Management  
Scott and Ian, Toad Property Management

Rob Harper called the meeting to order at 10:07 a.m. and confirmed there was a quorum. Rob said notice of the meeting had been mailed on October 28, 2019.

Tim Bonney made a motion to approve the December 7, 2018 meeting minutes. Gerald Harmon seconded the motion and it was unanimously approved.

Tim Bonney thanked Toad for doing a great job and thanked all owners who had served on the Board during the past year. Tim explained projects completed during the year included a new boiler for the snowmelt system, the deck resurfaced, garage door repaired, internet upgrades, new carpet in the lobby and the addition of a new luggage cart. Tim said changes had been made to parking regulations and new signage installed and the hot tub was now being opened at 10 am and closed at 9 pm each day. Rob Harper said in addition a non-operating security camera had been put in place at the hot tub together with surveillance signage. Owners were encouraged to promptly call Toad if owners dogs were causing a problem and Toad would call the police. Guests at the building were not permitted dogs.

Rob Harper said changes were being made to the venting system for the exhaust of the new boiler to move exhaust fumes away from the building.

Tim Bonney said the Board would be reviewing the television in the lobby as it was not often used and was usually left on when it had been used. Rob Harper said the operation of the windows had been inspected by the manufacturer and securing the top windows in place would make it easier to operate and lock the lower windows. Owners had been contacted by email and a list prepared of owners who wanted the work done in their unit.

Ice build up on the third floor in front of the elevator door continued to be a problem during certain weather patterns and Rob Harper explained several options had been attempted and Rob agreed to continue to review and Toad would put in more hours at the building if necessary to prevent ice build up.

Rob Harper explained a plan was in place to repair the hole in the floor of the parking garage and work would be completed shortly.

Rob Harper said work had been conducted on the replacement of the roof tiles and repair of the snowmelt on the roof.

Marcia Lindsey said the slate tiles in the lobby needed to be cleaned each Spring and the grout sealed to prevent moisture seeping through the grout lines and damaging the tiles.

Rob Harper said there had been several significant increases in operating costs and the draft 2020 Budget proposed a dues increase of 2%. Mark Holmes asked for a Balance Sheet to be distributed with the financial reports in the future and not just account balances. Rob Harper explained the failure of one of the snowmelt boilers during the winter had resulted in increased snow removal costs and with the new boiler operating there would be less hours removing snow and that was reflected in the draft 2020 Budget snow removal line item. Rob confirmed all owners were current with their dues payments. Rob explained some of the 2020 Budget line items had been adjusted to better reflect the hours charged by Toad for various operating tasks around the building. Rob said the Capital Plan would be updated in 2020 and the Board would review future capital expenditures. Mark Holmes asked for the audited financials to be added to the website each year and detailed financials to be added as available.

Tim Bonney made a motion to approve the 2020 Budget. Gerald Harmon seconded the motion and it was unanimously approved.

Rob Harper explained Tim Bonney, Jackie Gibbons and Robin Holmes were willing to join the Board and a Ballot had been distributed to owners for election of the two Board members. Rob said after calculating the 13 responses based on the square footage of units Robin and Tim were elected to the Board for three year terms. Rob thanked Jackie for her service on the Board.

Mark Holmes asked if the Rules and Regulations would be updated in accordance with the new parking regulations and Cathleen Jones agreed the Board would update the Rules on an annual basis. Mark asked that the word draft be removed from all approved

minutes and that Toad post on the website evidence of the company's fidelity insurance (bond).

At 10:57 am Tim Bonney made a motion to adjourn the meeting. Gerald Harmon seconded the motion and it was unanimously approved.

Respectfully submitted by,

Approved by,

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Rob Harper  
Toad Property Management, Inc.

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Tim Bonney,  
BBL Association President