

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION  
HOMEOWNERS MEETING AT  
MT. CRESTED BUTTE, COLORADO  
December 7, 2018, at 10:00am MST**

MEMBERS PRESENT

Al Fraser	
Gerald and Aaron Harmon	(By phone)
Rosemary Cornett	(By phone)
Scott Pryor	(By phone)
Richard Matus	(By phone)
Karen Harley	(By phone)
Jeff Bloomfield	(By phone)
Mark and Robin Holmes	(By phone)
Rhonda Schneider	(By phone)
Jackie Gibbons	(By phone)
Cathleen Jones	(By phone)

PROXIES TO CATHLEEN JONES:

Ronnie McCutchin  
Jason Leonard

PROXY TO JASON LEONARD :

Snap Pearson

PROXY TO GERALD HARMON :

Rick Lott

MANAGEMENT COMPANY

PRESENT:

Rob Harper, Toad Property Management  
Erin Welfelt, Toad Property Management

Rob Harper called the meeting to order at 10:04 a.m. and confirmed there was a quorum. Rob said notice of the meeting had been mailed on October 29, 2018.

Gerald Harmon made a motion to approve the December 1, 2017 meeting minutes. Mark Holmes seconded the motion and it was unanimously approved.

Rob said the hot tub deck project had been completed and the product and surface were good but there had been some concern about the color. Rob explained the rock columns at the hot tub had been repaired and additional cap stones would require replacement in the future. Rob explained the staining of patios, decks and the wood overlooking the hot tub area had been completed and the building was looking good. Rob said two full pallets of replacement roof tiles had been installed on the roof and more work would be required in 2019. Rob explained the broken roof tiles did not have any impact on the waterproofing of the roof and the most recent leak had been caused by a build up of ice and everything on the roof and in the damaged unit had been repaired. Rob said the electrical snowmelt system on the roof was currently undergoing some repair.

Gerald Harmon said he would follow up and try to find more information regarding the land adjacent to the building as there was a sign asking for investors but no information had been identified stating specific plans or timelines. It was agreed to go ahead and order an additional pallet of roof tiles and complete the project and have some tiles in reserve and also move forward with the replacement of all the cap stones by the hot tub. Rob agreed to obtain two updated bids for the replacement of the carpet in the lobby. Gerald asked owners renting their unit to stress to guests the need to correctly dispose of trash in the trash enclosure and remove their trash from the hot tub area and be considerate of others in the building. Rob agreed to continue to research options to reduce ice build up outside the elevator door on the third floor.

Rob said Rob Knight was in Unit 306 and now an employee of Toad and he was a great help in identifying issues at the building and getting them remedied. Rob explained there had only been a small response to the request for owners to remove old, unused bicycles from the garage. Mark Holmes suggested owners put small stickers on their bikes so it was immediately obvious if the bike belonged to a current owner. Rob encouraged owners to make contact regarding their bicycles in the garage and Rob agreed to continue working on a solution.

Rob explained a financial report had been mailed in October to all owners and an update, as at November 30, 2018, emailed a couple of days prior to the meeting. Rob said as at November 30, 2018 expenses were approximately \$12,000 under budget with one more month to go. Rob explained the draft 2019 Budget kept dues at the same level as 2018 and expenses were similar to the 2018 Budget. Rob said a few capital items had been identified for 2019 and there was currently \$484,000 in the Reserve Account, an increase of \$40,000 over the same time a year ago.

Rob said an additional internet access point had been added to the north side of the building to improve service to the units recently reporting problems in parts of their units.

Jackie Gibbons made a motion to appoint Gerald and Aaron Harmon to the Board for additional three-year terms. Al Fraser seconded the motion and it was unanimously approved.

It was agreed the 2019 annual meeting would be held on Friday, December 6, 2018 at 10 am.

There being no further business to discuss Gerald Harmon made a motion to adjourn at 10:38 am. Rhonda Schneider 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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Gerald Harmon,  
BBL Association President