

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE EXECUTIVE BOARD
MT. CRESTED BUTTE, COLORADO
May 14, 2015 3:00 p.m. MST**

MEMBERS PRESENT

Mark Holmes	(By phone)
Tim Bonney (called in late)	(By phone)
Joe Osborn	(By phone)
Greg Westfall	(By phone)
Jason Leonard	(By phone)
Max Lenker (called in late)	(By phone)
Maria Martin (called in late)	(By phone)
Ronnie McCutchin (called in late)	(By phone)

MANAGEMENT COMPANY

PRESENT:

Angela Reeves
Gordon Reeves
Gary Hirstein
Rob Harper

Angela opened this special meeting at 3:00 p.m. MST by welcoming everyone present. It was established that with 4 members of the board present that the meeting could be called to order.

Hot Tub

It was suggested by Mark Holmes that the replacement of the hot tub is necessary and there were questions regarding the hot tub presented by Toad. Angela said Rob had researched this extensively. Angela also explained that Black Bear has a unique hot tub system where the hot tub is a stand-alone shell and that the heating elements, pumps and workings of the hot tub are in a separate room. Rob presented that Mark at Diamond Blue can provide a 12 man hot tub shell where we can continue to utilize the upgraded workings of the existing hot tub. Angela reminded those present that significant money had been spent over the last 4 months to replace and upgrade the heating elements and pumps. The cost of a new shell will be approximately \$12,000.00. This includes the hot tub and installation. Diamond Blue can have the new tub in and installed in less than 3 weeks. The upgrade of the deck will be an additional cost. Rob researched other options and found that other local companies only sell residential hot tubs that are self-contained units costing \$13,000-\$15,000. Angela reminded those present that this is a very time sensitive issue because the hot tub is still leaking and we are approaching the busy summer season. Joe Osborn suggested that the board authorize the purchase of the hot tub as a maintenance item. Gordon recommended that a bigger deck be constructed with access panels. Mark Holmes made a motion to purchase a hot tub shell including installation based on the research that was presented at this meeting and replace the deck,

constructing a bigger deck with panels that aesthetically match the quality of the Black Bear Condos and that these purchases and upgrades are expedited. Joe Osborn seconded the motion. Motion passed.

TV

Angela discussed the problems that have occurred over the winter with TV stations being dropped. She explained that dropped stations can be reset but that it doesn't last more than a day or two. Max Lenker expressed his experience stating that his TV would flicker every 10-15 seconds. Angela further explained a new option through Dish. This option would give access to more channels. The channels would all be in HD. The Dish system would have a backup system so that dropped channels would be restored promptly. For an additional \$75.00 per TV, owners could also make a one-time purchase of a smart box to help upgrade older TVs and provide DVR. Tim Bonney, stated he has not had any flickering. There was question about the warranty of the existing system and Angela noted that it is out of warranty. Gordon stated that the new system would be around \$30,000.00 to install. Rob said there would also be a monthly cost of \$877.00 for the HOA (based on an average of 3 TVs per unit). Several members present requested more research and brochures for the proposed system. Angela explained that they have worked with this dealer at Dish for over 4 years at Wildhorse and that she has a high level of confidence in him. Maria Martin stated that they had not experienced any problems with their TV and questioned the option of upgrading the existing system instead. Angela explained the existing company were difficult to deal with and that they lacked customer service. Also, in dealing with the owner of the company of the current system it was concluded that the system is very basic and technology has changed too much to make upgrades to the current system. Greg suggested that Toad get a letter to the unit owners stating the problems, what options are available and what the financial impact will be. This will be followed up with feedback from individual owners on their problems, questions and concerns. The management company will draft a letter to all members of the HOA asking for feedback. Management will also request brochures from Dish about the new system and distribute to members of the HOA.

In-Floor Heat System

Rob updated those present on the in-floor heating system. He noted that there was a leak in the system that resulted in some minor damage to unit 307. Repairs were made and management is watching the system closely.

Lobby Carpet

Angela stated that the carpet is in need of cleaning and stretching. All present agreed that this should be scheduled as soon as possible. The management company will see that the lobby carpet is stretched and cleaned.

New Business

Tim Bonney suggested that the HOA upgrade to more efficient light bulbs for the lobby. All present agreed to make this upgrade. The management company will replace the bulbs in the lobby with more efficient light bulbs.

Tim Bonney stated his concern about doors being propped and left open. The doors get propped open when people are bringing in their luggage and the doors never get closed. All present agreed that the door stops should be removed from the lobby doors. The management company will see that the door stops are removed from lobby doors.

There was a short discussion on ski lockers. The discussion was tabled until a later time. There was also a brief discussion on internet upgrades. This discussion was also tabled for a future meeting.

ADJOURNMENT

There being no further business to discuss the meeting was adjourned at 3:55 PM

Respectfully submitted by,

Approved by,

Rob Harper
Toad Property Management, Inc.

Greg Westfall
BBL Association President