

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

**BOARD MEMBERS PRESENT**

Mark Holmes	(By phone)
Tim Bonney	(By phone)
Joe Osborn	(By phone)
Jason Leonard	(By phone)

**OWNERS PRESENT**

Scott Shier	(By phone)
Geoff Gough	(By phone)
Mark Kohalmy	(By phone)
Carrie Lawton	(By phone)
Marcia Lindsey	(By phone)
Cathleen Jones	(By phone)

**MANAGEMENT PRESENT**

Rob Harper  
Nikki Brockman

Rob 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.

Rob said that the Toad office had sent out the information and estimates regarding the new TV system. Rob said that the direction of this meeting is to decide whether or not the Association is prepared to spend the money to improve the system.

Joe Osborn asked how much was still owed to the financing company for the existing system. Rob said that the existing loan continues through October 2017 with a loan amount of approximately \$24,000 and to pay it off would require paying the interest as well which would be a payoff of around \$29,000. Rob explained that there is no value in paying off the loan early. Joe also recommended that they replace the system because it has significant quality issues. Nikki said that the original loan was for \$52,000.

Tim Bonney said that he does not use the TV very much and that the modern world is moving toward online and streaming content. Rob said that they increased the speed of the internet to 50 Mbps from 8 Mbps and that they could add more speed in the future. Rob said that Toad rarely receives complaints about the internet at Black Bear except during very high demand times in the valley.

Rob said that we have two similar proposals from Star View and Big Dog Satellite and that they are both qualified to complete this project. Mark Holmes asked how we

determine if the new company will stand by their product. Rob said that Toad has been working with Star View at the Wildhorse development and that they have been very supportive and had a high level of customer service. Big Dog is based out of Grand Junction and performs work in the valley often. Jason asked what financing options are available and Rob said that the proposals include a one-time purchase price with monthly charges. Jason said that he would like owner input in this decision but he would like to go forward.

Tim Bonney suggested we check into having fewer channels to decrease costs which Rob will look into. Rob said that the Association has money in the reserves to pay for this and move forward. He said that no special assessment would be necessary. Jason asked what upcoming costs could be in the near future and if the elevator was working properly. Rob said that the elevator has not had any issues recently and he is most concerned with the components of the mechanical room. There is a pump that failed and will be replaced soon. There was another valve that failed recently in the mechanical room and a pipe leak in unit 209. He also said that the hot tub replacement has been a success and they have not had any problems with that new system.

Mark Kohalmy asked for an explanation as to why the existing TV system is not working. Nikki explained that the system is out-dated and does not have the capability to be upgraded as needed. Mark asked Rob to make a more significant case for why a new system will be better than the existing. He is concerned that this will be approved and we will end up in a similar situation where expectations are not met. Everyone would like to speak to other users of the proposed system, Scott volunteered to go with Rob to research any proposals. Rob said that the new system will have a service agreement and a warranty as a part of the contract.

Geoff Gough would like to see research done to find out if we can have individual television service in each unit rather than a system for the building. Rob will look into this as well.

Cathleen Jones said that she would like to see better service and that she would like to review the original contracts if possible. The agreement was in place when Black Bear moved from CBMR management to Toad. Rob said that we would try to find the documents which may or may not be in the files.

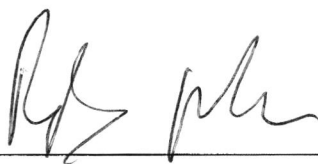
Marcia Commented that she lives here full-time and that she would like to see an improvement.

Rob said that he will pull together more detailed proposals with very specific contract items with an emphasis on why the new system will be better than the existing. Everyone agreed that this needs to happen before the winter season.

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

Respectfully submitted by,

Approved by,

A handwritten signature in black ink, appearing to read 'Rob Harper', written over a horizontal line.

Rob Harper  
Toad Property Management, Inc.

A handwritten signature in black ink, appearing to read 'Greg Westfall', written over a horizontal line.

Greg Westfall  
BBL Association President