

**BLACK DIAMOND LODGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
WEDNESDAY, JULY 10, 2013 – 3:00 P.M.
TOAD PROPERTY MANAGEMENT, INC.
318 ELK AVENUE,
CRESTED BUTTE, CO 81224**

Angela Reeves called the meeting to order at 3:10 p.m.

Those present:

Jim Bertelsmeyer
Doug Demoro and Collette Nicoletti
Angela Reeves, Toad Property Management, Inc. (Manager)

By Phone:

Bill Fredericks

Angela said notice of meeting had been e-mailed June 10, 2013 and all eight units were represented at the meeting.

Collette made a motion to approve the July 11, 2012 Minutes. Bill seconded the motion and it was unanimously approved.

Angela said the Mt. Crested Butte Water & Sanitation District introduced more restrictive watering regulations on July 3 and Black Diamond could only irrigate the landscaping on Tuesday, Thursday and Saturday of each week. Angela said trash was building up in the trash area in between collections and said it might be necessary to have additional trash collections during the peak season months.

Angela said following the 2012 meeting Toad had increased the servicing of the hot tub as requested. A short discussion followed regarding the concrete at the front entrance. Bill suggested applying asphalt over existing concrete and Angela agreed to obtain quotes and report back to owners.

Angela said 60% of the cost of the garage door had been paid in 2012 and the remaining 40% paid in 2013 and the garage door had been functioning well. Angela said the garage door replacement and miscellaneous building repairs had caused a short term cash flow problem but there were no major repairs planned for the building. After a short discussion Bill made a motion to approve the draft 2014 Budget. Doug seconded the motion and it was unanimously approved.

Jim said he would be putting two of his units back on the market.

Collette said there appeared to be water damage in the garage and Angela confirmed it happened during the winter and was moisture from snow building up against the rear wall of the building. Angela said they proposed the installation of a waterproof membrane along the back wall and she said Gordon would provide additional information.

A short discussion followed regarding the long term tenant in the building. It was agreed Cathy would talk to the tenant and give him notice to leave as he was on a month to month lease.

After a short discussion it was agreed the following individuals would continue as directors and officers of the association:

President	Jim Bertelsmeyer
Vice President	Bill Fredericks
Secretary/Treasurer	Doug Demoro

The meeting adjourned at 3:50 p.m.

Prepared by Angela H. Reeves
Toad Property Management, Inc.