

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
THURSDAY, JANUARY 19, 2023**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Larry Cornett
 Tim Gibbons

OTHERS PARTICIPATING Pat Wilson

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

Cathleen called the meeting to order at 9:02 a.m. (MT) and said there was a quorum.

Tim made a motion to approve the minutes of the November 17, 2022 meeting as presented. Robin seconded the motion and it was unanimously approved.

Hannes said a unit door was damaged and the owner did not know how the damage had occurred. After discussion it was agreed the owner would be responsible for the cost to replace the door in accordance with the Covenants and the door needed to match existing doors. Larry said a company in Grand Junction could build a door to match the existing doors and it would just be a replacement door with no change to the frame around the door. Robin asked if there was a way to stabilize the existing door on the inside of the door until a new door could be built. It was agreed Hannes would reach out to the owner and inform them the replacement of the door would be an owner expense and the owner could source a replacement door acceptable to the Board. Toad could assist in the ordering of a door (as an owner expense) or the owner could order after the design was accepted.

ACTION ITEM: Hannes to reach out to the owner of the damaged door and assist with repair/replacement of the door if necessary.

Hannes said the boiler for the snowmelt system was not working correctly. SGM Engineering had spent 4 hours at the building reviewing options. Hannes said replacing the boiler was probably the best option. Installing a replacement boiler in the garage would assist with the operation of the boiler but there would be significant costs related to locating the boiler in the garage. Hannes explained the boiler was only three years old but no longer covered by the warranty. The rough replacement cost was around \$50,000 and Controlled Hydronics would provide an estimate. SGM had given a very rough estimate of \$250,000 to install a replacement boiler in the garage.

Hannes said manually turning the snowmelt on in advance of a storm did help the snowmelt system work. Waiting for the sensor to control the snowmelt system caused a delay and the glycol did not reach the upper floors quickly enough.

Hannes said there was a crack in the boiler so the boiler could not be repaired. Hannes explained the boiler replacement was a priority and it was not possible to clear snow down to the ground as causing damage to the surface was a concern. Efforts were being made to clear the snow and ice as quickly as possible but it was a challenge during the large storms. Tim asked if a propane torch could be used on the driveway to melt snow and shared a website link. Salt, magnesium chloride or kitty litter were also suggested as possible options. It was agreed keeping the driveway and walkways clear was difficult without the snowmelt system but safety was the main concern. Hannes said the heat mats had been used on the third floor walkway and Hannes would follow up to find out if the heat mats could still be used. In the future, a cover should be explored to the outside snowmelt to help protect the equipment. Also, when replaced, explore if making the snowmelt system multi-zone.

ACTION ITEM: Hannes said he would continue to follow up and report to the Board.

At the annual meeting there had been talk about owners checking the hoses to all appliances. Robin explained the intention was for owners to inspect and/or replace the water lines from appliances, faucets and toilets to the wall and owners were not expected to remove drywall to inspect pipes. As owners or the owners insurance company might be responsible for repair expenses associated with damages from a leaking water line it was agreed to send an email to all owners together with the draft annual meeting minutes. Robin asked that owners review individual insurance policies to confirm coverage for repairs of damage to neighboring units and also coverage for special assessments or loss of rental income due to damage. Cathleen agreed to draft an email and circulate to the Board for review.

ACTION ITEM: Cathleen to draft an email. Hannes to send the email to all owners and attach draft annual meeting minutes and the letter regarding responsibility for water damage and insurance.

Larry said he had seen evidence of leaks in the garage ceiling the previous week. Hannes said some minor leaks had been dealt with by Timberline Mechanical. A subcontractor working in the mechanical room had a leaking hose and that issue had been resolved.

Larry said his vehicle, which had been parked in the garage for a couple of months, had some evidence of drips from the ceiling. Hannes agreed to follow up. Robin suggested owners leaving vehicles in the garage for an extended period of time could put a cover over their vehicle.

ACTION ITEM: Toad to follow up and report back to the Board.

The next meeting was scheduled for February 16, 2023 at 9:00 a.m. (MT).

At 10:30 a.m. Larry made a motion to adjourn the meeting. Robin seconded the motion and it was unanimously approved.

Respectfully submitted by,

Rob Harper,
Toad Property Management