

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
THURSDAY, FEBRUARY 16, 2023**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Jason Leonard
 Larry Cornett
 Tim Gibbons

OTHERS PARTICIPATING Pat Wilson
 Ryan Pryor
 Al Fraser
 Mark Holmes

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.

Robin made a motion to approve the minutes of the January 19, 2023 meeting as presented. Larry seconded the motion and it was unanimously approved.

Hannes said Controlled Hydronics had finally given a rough estimate for a new boiler for the snowmelt system. The new boiler would cost \$55,000 and removal of the old boiler and installation of the new boiler could be in the range of \$40,000 to \$60,000. The estimates assumed the boiler would be installed at the outside location as relocating the boiler inside the building would be very expensive. Controlled Hydronics had not been involved in the installation of the previous snowmelt boiler (2019) and Hannes agreed to check the boiler was built to withstand conditions at an outside location. A roof over the boiler could be added to stop snow settling on the boiler but that would not help with insulation.

The 2019 replacement of the snowmelt boiler had been approximately \$33,000 by Timberline Mechanical and Hannes said he thought the boiler prior to that had been an original part of the building. Concern was expressed at the failure of the snowmelt boiler shortly after the expiration of the warranty. Hannes said it was unclear if the very slow glycol leak in the past had any connection to the crack in the snowmelt boiler. It was also unclear if the addition of the snow sensors had contributed to possible boiler thermal shock which cracked the boiler and if it might be better in the future to return to manually operating the snowmelt system.

Hannes said the warranty on the boiler had expired and it was agreed researching a possible manufacturing defect should be investigated. The possibility of extending the

snowmelt to the covered walkways would also be investigated while estimates were being obtained to replace the boiler.

After discussion Jason made a motion to move forward with the ordering and installation of a new snowmelt boiler from Controlled Hydronics. Tim seconded the motion and it was unanimously approved.

ACTION ITEM: Hannes to contact Controlled Hydronics with questions and give authorization to Controlled Hydronics to proceed with the snowmelt boiler.

Cathleen said she would draft a letter to owners about inspecting and/or replacing the water lines from appliances, faucets and toilets to the wall in each unit.

Al Fraser said he had been parking his vehicle back from the wall as there had been some drips from pipes in the ceiling. A location had been identified to relocate the three storage units and Cathleen confirmed it would be necessary to engage legal counsel to amend the building plat. Hannes said the cost was approximately \$20,000 to rebuild the lockers. Robin suggested a sketch be prepared prior to the next meeting to confirm the proposed location. Hannes agreed to check pipes in that location.

ACTION ITEM: Hannes to prepare a sketch prior to the next meeting to show the proposed location for the three storage units.

Al clarified the current problem was just a periodic small, slow, drip from the pipe and not the leak encountered in the past. Larry said he had noticed a couple of other locations in the garage where slow drips came from pipes. Hannes said Timberline Mechanical had inspected and could not identify any leaks. Hannes explained an issue in the mechanical room might have caused the problem and it was agreed to continue to monitor.

Hannes said an ice dam had formed outside Unit 205 and that was being dealt with and monitored. Hannes explained an area on the roof had been cleared to reduce snow build up (the cornice) and that might help to stop the ice dam. Nobody could remember an ice dam forming in that location in the past although the cornice had been an ongoing issue. Robin asked if heat tape could be added to that area.

ACTION ITEM: Hannes agreed to continue to monitor Unit 205.

Hannes said the Toad crew continued to deal with ice and snow build up on the third floor walkways. Without any assistance from the snowmelt system it was difficult to maintain. The heat mats had not been successful and the ice removal on the third floor had to be performed manually.

Robin asked Hannes to review options/contractors to repair/replace the broken seals on some windows and report back to the Board so the work could be performed in the Summer.

ACTION ITEM: Hannes to review options to repair/replace window seals.

Hannes said he did not have an update on the damaged unit door. How the damage happened was unknown and it was unclear if it was an owner or an Association responsibility to repair. Hannes agreed to follow up with a door company regarding replacement of the door and possibly the company would be able to throw light on how the damage might have happened. Larry said the company in Grand Junction made doors as well as having premade doors and it might be possible to find something to match the existing unit doors. The existing manufacturer was no longer in business. Robin stressed the need to reinforce the unit entry door on the inside to avoid a full failure of the door. Hannes agreed to speak to the owner about a temporary solution to reinforce the door.

Hannes said flower baskets needed to be ordered and Hannes provided a list of the costs. Robin agreed to provide a list of baskets and the layout of the baskets.

ACTION ITEM: Hannes and Robin to coordinate the flower basket order.

Hannes said Waste Management would not pick up trash if there was snow on the driveway and that might cause an issue as snow could not be removed completely without the snowmelt system being operational. So far it had not been a problem and Waste Management continued to regularly empty the dumpster.

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

The meeting adjourned at 10:20 a.m. (MT).

Respectfully submitted by,

Rob Harper,
Toad Property Management