

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
THURSDAY, MAY 18, 2023**

BOARD MEMBERS Robin Holmes
 Larry Cornett
 Tim Gibbons

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

OTHERS PARTICIPATING
 Travis Greenwood
 Pat Wilson
 Ronnie McCutchin

Hannes called the meeting to order at 9:08 a.m. (MT) and said there was a quorum.

Larry made a motion to approve the minutes of the April 27, 2023 meeting as presented and Robin seconded the motion.

Hannes confirmed it would be necessary for owners to vote on a change of the plat to move three storage units in the parking garage. Hannes said at least 67% of owners needed to approve the change and that would be 17 out of 25 units. Hannes said the attorney recommended 60 days for owners to vote on the replat and it was agreed efforts would be made to have owners promptly return their vote. The attorney recommended waiting until the replat was approved before work commenced on building the storage units. If 17 votes were received promptly then it was agreed it would not be necessary to wait the 60 days. Robin suggested placing a tarp over the three storage units in case another leak occurred while approval for the new storage units was obtained. Hannes agreed to follow up with maintenance and discuss that.

ACTION ITEM: Hannes to work with maintenance regarding temporary efforts to reduce water damage in storage units. Hannes to continue working with attorney regarding replat documents.

Larry said three parking spaces in the garage would be lost while the work to build the new storage units was underway. Efforts would be made to keep the area clear over busy weekends and Hannes said he expected the project to be finished within a week. Larry asked if the original storage units would be removed. Hannes said he would obtain a price to demolish the storage units.

ACTION ITEM: Hannes to research cost to demolish the original storage units.

Hannes said Controlled Hydronics needed to provide additional information about the Lars snowmelt boiler so Toad and the Board could fully understand the specifications and warranty. Hannes explained there was a 4 – 7 week lead time for delivery of the boiler. Hannes and Rob would continue to work with Controlled Hydronics as well as researching other contractors. Controlled Hydronics recommended the snowmelt boiler be installed inside a structure. A second boiler option which was 30% more efficient must be inside a building and Controlled Hydronics had agreed to provide information and pricing for that boiler.

Robin expressed concern about the onerous restrictions and limitations on the warranty provided by Lars. Hannes explained a glycol and water mix was used and Lars had questioned the purity of the water being added to the system as that might void the warranty. The existing boiler being outside was another reason why the warranty might not cover the boiler replacement. It was generally agreed Lars would find a reason to deny the replacement under warranty and wasting money to remove and return the old boiler to Lars seemed pointless.

Hannes agreed to research other companies to work with. Larry expressed concern about building a structure for a new boiler in the limited space and with adequate venting it might be worth having the boiler located in the garage. Hannes confirmed there was a large exhaust fan in the garage which was not operational at the present time. Robin said some underground exhaust venting would allow the exhaust to vent away from the building. Hannes said the maintenance team would continue to research potential contractors to work on the large fan in the garage.

ACTION ITEM: Hannes to research other companies to install a boiler as well as continuing with Controlled Hydronics. Toad to research areas and venting for indoor snowmelt boiler.

Hannes said a different stonemason had been asked to review the outstanding work (pink grout) as the original stonemason was unable to do the work due to a recent injury.

Hannes said CB Glass had no interest in replacing window seals. Hannes said he continued to reach out to other companies.

Hannes said painting the railings would happen as soon as the contractor could schedule the work.

Hannes said he had been unable to find a plumber to deal with the gas line for the second grill.

Hannes said Toad would continue to work on signage for the grill and the hot tub. Robin suggested removing the subject from the list for future meetings.

Hannes said the drainage from the third floor drain would continue to be researched and heat tape used if possible. If electrical outlets became an issue Robin suggested adding

conduit in the concrete and then patching and repainting that third floor deck. Robin stressed the importance of having the third floor drain operating before the winter.

Hannes said Toad would check and repair the ski lockers as necessary. Hannes said the tile in the ski locker room was good except for one tile and repair options would be reviewed. Robin said sealing tiles in the ski locker room and the lobby might be needed to preserve the tiles.

Hannes said three lights in the stairwells were not working and Toad would continue to research options to repair.

Hannes confirmed the cost of recycling was \$210 per month.

Hannes said another contractor would inspect the door at Unit 102 and provide an estimate of the cost to rebuild a matching door. It was agreed the door was an owner expense.

Ronnie McCutchin said he had submitted a protest for the recent property tax valuation and asked the Board to contact him if they had any information to add. Larry said he had tried to contest the tax valuation in the past and despite thinking he had a good case the County had denied his protest. Ronnie expressed concern about the 800 square foot building cost valuation applied to his unit.

Robin asked if the building insurance included coverage in the event of a wildfire. Hannes agreed to follow up with the insurance agent.

The next meeting was scheduled for June 22, 2023 at 9:00 a.m. (MT).

At 10:15 a.m. Robin made a motion to adjourn the meeting. Larry seconded the motion and it was unanimously approved.

Respectfully submitted by,

Rob Harper,
Toad Property Management