

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
HOMEOWNERS MEETING AT
MT. CRESTED BUTTE, COLORADO
December 2, 2016, at 10:00am MST**

MEMBERS PRESENT

Gerald Harmon	
Rosemary Cornett	(By phone)
Mark Holmes	(By phone)
Tim Bonney	(By phone)
Larry & Maryann Larson	(By phone)
Rhonda Schneider	(By phone)
Carrie Lawton	(By phone)
Jason Leonard	(By phone)
Mike & Michelle Truly	(By phone)
Marcia Lindsey	(By phone)
Jackie Gibbons	(By phone)
Robin Lucido	(By phone)
Greg Westfall	(By phone)

PROXIES REPRESENT	Dee Levenson	Proxy to Jason Leonard
	Cathleen Jones	Proxy to Jason Leonard
	Rick Lott	Proxy to Mark Holmes
	Ronnie McCutchin	Proxy to Jason Leonard

MANAGEMENT COMPANY

PRESENT: Rob Harper

Rob Harper opened this year's meeting at 10:02am MST by welcoming everyone present. A quorum of the homeowners was established either present or represented by proxy. Notice of the meeting was mailed November 11, 2016.

MOTION: By Carrie Lawton to dispense with the reading of the minutes from the December 6, 2015 meeting and approve.

SECONDED: By Tim Bonney

VOTE: Unanimously Approved.

BOARD REPORT

Greg Westfall said in his opinion Toad Property Management was doing a great job with both the administration and maintaining the building. Greg said he was especially thankful for the work put in to replace and improve the television service to the building.

MANAGER'S REPORT

Rob Harper said the new television service had been a long project and a lot of very positive responses had been received from owners since it was installed.

Rob said Toad continued to monitor the common areas for pin hole leaks in the plumbing pipes and repairs were made prior to any damage being caused. Rob asked owners to report any leaks, no matter how small, as soon as they spotted them, so Toad could continue to have repairs made promptly.

Rob said on the hot tub side of the building all the exterior staining had been finished and the railings painted and everything was looking very good. Rob also said some work had been done on the lockers and all new locks had been installed. Some owners had already received new keys and Toad would be contacting the remaining owners in the next few days to coordinate deliver of the new keys. Rob explained the new locks would be a great benefit as spare keys would be retained by Toad to assist owners or guests who misplaced their key.

2016 Financial Report

Rob Harper said the building was looking good and most line items were under budget. Rob explained there were some items where more time could have been spent and those areas will be addressed in the future. Snow removal was under budget for the 2015/16 winter season.

Rob said Toad had responded to plumbing repairs as needed and fortunately did not need to spend all the money set aside in the Capital Budget for plumbing/maintenance repairs. Rob explained it was helpful to have the money available in the Budget so that repairs and upgrades could be made promptly to prevent damage to the building.

Rob explained it was anticipated 2016 Operating Expenses would be under budget at the end of the year and unused operating funds would be refunded to owners once the audit was completed. Refunds would be made in the second half of 2017. Rob explained no refunds had been made in 2015 as there was less than \$2,000 difference between operating expenses and the operating budget and any refunds to owners would have been small. Rob said McNurlin & Associates would confirm the refund amount for 2016 and possibly include the small 2015 return as well.

Carrie Lawton asked if the Board conducted any internal controls of the bank accounts as outlined in the McNurlin & Associates Audit Report. It was agreed this would be discussed at the next board meeting.

Black Bear Lodge 2017 Budget

Mark Holmes questioned the \$50,000 line item for Plumbing repairs and upgrades. Rob explained the Town of Mt. Crested Butte had demanded the installation of backflow preventers in the entire building and it would be a significant project although the exact figures was not yet known. Initial estimates were between \$10,000 and \$15,000. Rob said one of the furnaces continued to cause problems and might require replacement at a cost of \$10,000. In addition the pin hole leaks might continue to appear and the funds needed to be available.

After discussion it was agreed the Board would review and update the 10 year Capital Plan at the next Board meeting. Rob Harper agreed to update the spreadsheet to reflect actual costs for the work completed in 2016.

Rob Harper said the 2017 Budget was based on the 2016 Budget with the same level of dues.

Rob explained the Capital Lease Obligation for the television service had eleven months remaining. As there was no benefit to paying off the balance early the Board had agreed to continue making the monthly repayments until the lease obligation was completed. Rob said Toad was attempting to find a buyer for the old television equipment and Rob agreed to have the old satellite dish removed.

Motion: by Carrie Lawson to ratify the 2017 budget

Seconded: by Mark Holmes

Vote: Unanimously Approved

Operational Items

Rob Harper said there were changes in the ski area ownership but he had been told there would be no operational changes as management would remain the same.

Tim Bonney said the hot tub cover was not always put on in the evening and Rob Harper agreed to check with the Toad crew as there was a seven day schedule in place. Rob also agreed to check the front door lock as it was not always locking and the fireplace in the lobby which was not always turning off.

ELECTION OF DIRECTORS

Rob Harper thanked Mark Holmes for his service on the Board and Greg Westfall said Mark had been incredibly helpful during his service on the Board. Rob said Tim Bonney was willing to continue on the Board and Jackie Gibbons had volunteered to fill the position vacated by Mark Holmes. Rob said no additional names had been put forward.

Motion: by Gerald Harmon

Seconded: by Carrie Lawton

Vote: Unanimously Approved

NEW BUSINESS

No new business.

Next Annual HOA Meeting Date

Next year's annual HOA meeting was set for Friday, December 1, 2017 at 10:00am MST.

ADJOURNMENT

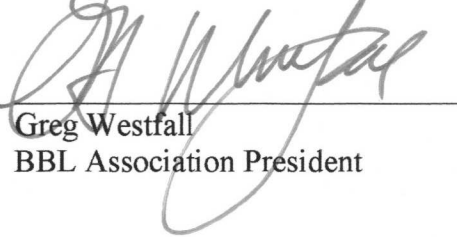
Motion by: Gerald to adjourn the meeting.
Seconded by: Carrie Lawton
Vote: Unanimously Approved

There being no further business to discuss the meeting was adjourned at 10:45 AM

Respectfully submitted by,

Rob Harper
Toad Property Management, Inc.

Approved by,



Greg Westfall
BBL Association President