

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
318 ELK AVENUE SUITE 24, CRESTED BUTTE, COLORADO 81224
JANUARY 18, 2017 - 1:00 PM MST**

Board Members:

Jason Leonard (by telephone)
Tim Bonney (by telephone)
Carrie Lawton (by telephone)
Jackie Gibbons (by telephone)
Greg Westfall (by telephone)

Also In Attendance:

Rob Harper, Toad Property Management

Rob called the meeting to order at 1:02pm and confirmed a quorum.

Elections: Tim made a motion to elect the following slate of officers:

President	Greg Westfall
Vice President	Tim Bonney
Treasurer	Carrie Lawton
Secretary	Jackie Gibbons

Jason seconded the motion, all in favor, and the motion passed.

Capital Plan: After a long discussion regarding the Capital Plan, including the items to be on the Plan, the process for estimating costs, the protocol for approving expenditure and how much money needed to be held in the capital reserve it was agreed Carrie would work with Rob to create a procedure protocol and report back to the Board by email.

Financial Update: Carrie said the Auditor had recommended a Board member, in addition to Toad, review all bank statements on a monthly basis. Carrie and Rob agreed to work with Community Banks to set this up.

New Business: Tim said the opening/closing of the hot tub cover was not always happening in accordance with the schedule and Rob agreed to look into this. Jackie said her fireplace was not working properly and Rob said Timberline had inspected the fireplace and thought it was a venting issue. Rob agreed to monitor the fireplace. Tim reported the Wi-Fi was working better.

Meeting adjourned at 2:04 pm

Rob Harper, Toad Property Management Inc