

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 9:00 am (Mountain Time)
FRIDAY, MARCH 17, 2023**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Jason Leonard
 Larry Cornett

MANAGEMENT PARTICIPATING
 Hannes Gehring, Toad Property Management

Cathleen called the meeting to order at 9:03 a.m. (MT) and said there was a quorum.

A motion was made to approve the minutes of the February 16, 2023 meeting as presented and it was unanimously approved.

Hannes said some recycling issues continued but Waste Management had been collecting the items. Hannes explained Waste Management would not pick up trash if there was snow on the driveway. It was agreed Toad would continue to monitor recycling and recycling would be discussed again at the next meeting. If recycling was discontinued there would need to be additional collection of trash.

ACTION ITEM: Toad to monitor recycling.

Hannes explained Marcus Lock, legal counsel, had been consulted about the snowmelt boiler. Hannes confirmed the snowmelt boiler had been rated as an outdoor boiler and Marcus felt it would be difficult to prove Timberline Mechanical was entirely responsible for the failure of the snowmelt boiler. Hannes said he was having a problem obtaining the warranty and product documentation from Timberline Mechanical and he would continue to follow up.

Hannes said Controlled Hydronics had ordered the new boiler but no date was available for delivery. Robin asked if the slow glycol leaks during the past three years had contributed to the failure of the snowmelt boiler. –Robin said the Capital Plan needed to be reviewed and updated as the Capital Plan did not include the replacement of the snowmelt boiler three years ago. Robin recommended keeping any boiler warranty or product information with the Association documents in the future.

ACTION ITEM: Hannes to obtain warranty and product documentation for snowmelt boiler.

Hannes said Controlled Hydronics had ordered the new boiler but no date was available for delivery. Robin asked if the slow glycol leaks during the past three years had

contributed to the failure of the snowmelt boiler. Robin said the Capital Plan needed to be reviewed and updated as the Capital Plan did not include the replacement of the snowmelt boiler three years ago. Robin recommended keeping any boiler warranty or product information with the Association documents in the future.

Commented [CLE1]: For clarity, might want to move this paragraph under the previous paragraph in which the current snowmelt boiler is discussed.

Hannes explained Eagle Sales thought they would be able to replace window panes during the Summer in the units with fogging issues. A couple of other contractors had been contacted and Hannes suggested replacing all window panes as other windows might fog in the future. Cathleen asked that Toad inspect windows as some of the windows in her unit did not close and other units might also require attention. It was agreed owners would be asked to report any window issues to Toad so that work could be added to the Spring schedule.

ACTION ITEM: Hannes to contact owners regarding window issues.

Prior to the meeting, Hannes had circulated a drawing [to board members](#) showing the potential relocation of three storage units in the garage. Jason made a motion to move forward on the relocation of the three storage units as shown on the drawing. Robin seconded the motion and it was unanimously approved. Hannes agreed to notify the contractor.

ACTION ITEM: Hannes to set up relocation of three storage units.

Hannes said he had spoken with the door company in Grand Junction about the replacement of the front door at Unit 102. Hannes explained he did not have a price yet and Hannes agreed to confirm if just the door or the door and frame were part of the price. The door would be the closest match the contractor could provide.

ACTION ITEM: Hannes to continue to work with the Grand Junction company.

The cover of the hot tub had some damage and Hannes suggested holding a cover in reserve as the covers were damaged frequently and delivery of a replacement was always slow. Robin said instructions for the operation of the hot tub cover needed to be clearly displayed. It was generally agreed it was difficult to identify how and when the damage occurred and hold individuals responsible for the replacement cost. Hannes agreed to check the Toad emergency number was displayed near the STOP button and Hannes said the STOP button was occasionally hit by mistake and damage could occur to the motor. Hannes agreed to draft wording for additional signage regarding the emergency STOP button.

ACTION ITEM: Hannes to draft working for STOP button signage.

Hannes said there was drywall/stucco damage on the third floor. Hannes explained despite a lot of ice removal on the third floor it was possible that moisture had caused the damage. Hannes explained the drainpipe from the third floor continued to freeze during

cold weather or winters with heavy snowfall. Hannes said heat tape in the drainpipe required a convenient power supply and Hannes said they would continue to review options. Robin suggested the electrical supply installed for the heat mats might be an option to power heat tape even if a conduit had to be trenched in that area. The third floor walkway already required some attention so the work should be completed prior to painting that area. Cathleen suggested getting a bid to add heat in the walkway near the elevator on the third floor. Robin stressed improved drainage would also need to be considered. Hannes agreed to research options and obtain bids.

ACTION ITEM: Hannes to research options for third floor walkway.

Hannes said there had been some water penetration into a closet at Unit 209. Hannes explained Blue Dog had been on the roof the next day to remove some snow. Hannes suggested regularly scheduling snow removal on the roof in the future as ice build up did cause issues in a few areas of the roof. It was agreed Toad would schedule snow removal on the roof when Toad considered the work was necessary.

ACTION ITEM: Toad to schedule roof snow removal as needed.

Robin asked that an estimate be obtained for top pointing, caulking and repair to the stone veneer. Hannes agreed to follow up.

ACTION ITEM: Obtain estimates for stone veneer maintenance and repair.

Cathleen suggested trash cans be removed from all areas except the trash can near the hot tub/grill. Owners and guests could take trash to the dumpster enclosure. The trash cans would be kept and replaced if the trial period was not successful. Hannes agreed to have the trash cans removed.

ACTION ITEM: Toad to remove trash cans.

The next meeting was scheduled for April 27, 2023 at 9 a.m. (MT).

The meeting adjourned at 10:32 a.m. (MT).

Respectfully submitted by,

Rob Harper,
Toad Property Management