

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**318 ELK AVENUE SUITE 24**

**CRESTED BUTTE COLORADO 81224**

**THURSDAY SEPTEMBER 8 2016 2:00 PM**

**In Attendance For The Board:**

Mark Holmes (By Phone)

Tim Bonney (By Phone)

Greg Westfall (By Phone)

Carrie Lawton (By Phone)

Jason Leonard (By Phone)

**Also In Attendance:**

Rob Harper, Toad Property Management

David Dean, Sundial Communications (By Phone)

Rob called the meeting to order at 2:02 pm, confirming a quorum.

**Internet:**

Rob introduced David noting that the Board has received his proposal.

Sundial Communications says it will:

- Create 1 to 1 access points in each unit, currently there are 9 shared access points
- Pro-active Wi-Fi Management software
- Monitoring service in conjunction with Toad
- Property-wide outage results in immediate technician dispatch, unit outage dispatch in one business day.

Discussion about the current contract is via Time-Warner, Sundial would want to use a fiber-optic system via Century Link. Discussion about David's business background; he lives in Breckenridge Colorado. Mark asked about references, Rob has them. Discussion about download speeds, upload speeds, variables of those. Discussions about current connection speed, contract with Time-Warner, Sundial's ability to act as back-up. Sundial needs a minimum of \$2000/month to justify immediate set-up, Westwall Lodge is in for \$1000. Discussion about access points, cost differences, the CAT 5 wiring in the units. Private owner networks, a shared guest network (including the lobby) would be the goal. David departs the meeting.

The Board agrees to move forward, Rob will contact the references. Tim expresses unhappiness with Time-Warner, perhaps pursue getting out of the contract because of poor performance. Mark asks about television, Rob updates no contract yet from Time-Warner. Sadly, few options available.

**Smoke Alarms:**

1. Replace all smoke detectors every 10 years
2. Replace all smoke detector batteries on the same date annually
3. Replace any alarms/batteries as needed as an HOA expense

4. Costs will be paid for by the existing maintenance funds
5. Stickers will be added to smoke detectors [do not remove]

Carrie makes a motion to approve the smoke detector policy (above as proposed by Tim as a specified maintenance item), Mark seconds, all in favor, motion passes.

**New Business:**

Discussion about the Property Management Contract with Toad, Michael Laughlin has some wording changes, comments; he sent to the Board for review.

Date to discuss with John from Extreme Internet, Wed or Thurs of next week, Rob will co-ordinate.

Meeting adjourned at 3:10 pm

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Rob Harper, Toad Property Management Inc