

**BLACK DIAMOND LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, APRIL 4, 2019 – 9:00 A.M.
TOAD PROPERTY MANAGEMENT, INC.
318 ELK AVENUE,
CRESTED BUTTE, CO 81224**

Those present:

Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
Doug DeMoro (by phone)
Monty Yolles (by phone)
Bill Fredericks (by phone)

Rob Harper called the meeting to order at 9:06 a.m.

Rob explained the purpose of the meeting was to discuss the need for a special assessment due to additional expenses. Rob said invoices had been received from KW Construction for repairs to the garage, significant roof shoveling expenses from Chad Nixon and there would be additional expenses to repair damage from a roof leak. Jim explained a special assessment of \$2,500 per unit would cover the outstanding invoices and cover increased snow removal expenses and fire sprinkler inspection costs and the shortfall from the prior year.

Rob gave an update regarding the October water damage from a toilet at Unit 1C and said the Association's insurance company and the unit owner's insurance company were both involved in covering the cost of the remediation and reconstruction. Bill said it was unclear at this time if the Association would be reimbursed by the unit owner's policy for the \$5,000 deductible. Rob said he would continue to follow up with the Association's insurance company and pay KW Construction. Rob explained the toilet fill hoses had been replaced to prevent a hose breaking again and causing a similar problem.

Rob said progress was being made with Spectrum regarding cable television and internet although the matter was not yet solved despite Cody putting in a lot of hours to reach a resolution.

Rob explained the furnace providing heat to the lobby had been repaired and was once again operating.

Rob said the roof leaks continued despite the roof being shoveled frequently and Rob agreed to have a contractor inspect the section of roof near the hot tub (on the south side of the building) in an attempt to find a long term solution.

After discussion Bill made a motion to immediately assess a \$2,500 per unit special assessment. Monty seconded the motion and it was unanimously approved.

The meeting adjourned at 9:31 am.

Prepared by Rob Harper
Toad Property Management, Inc.

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