

**BLACK DIAMOND LODGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
THURSDAY, AUGUST 1, 2019 – 1:00 P.M.
TOAD PROPERTY MANAGEMENT, INC.
318 ELK AVENUE,
CRESTED BUTTE, CO 81224**

Rob Harper called the meeting to order at 1:05 p.m.

Those present:

Rob Harper, Toad Property Management

By Phone:

Bill Fredericks

Doug DeMoro

Monty Yolles

Cody Patterson and Leigh Tobin

By Proxy:

Jack and Tammie Lawrence (proxy to Bill Fredericks)

Jim and Beth Hoenscheidt (proxy to Bill Fredericks)

Blair Pogue (proxy to Bill Fredericks)

Rob said notice of meeting had been mailed June 19, 2019 and seven units were represented at the meeting.

Bill made a motion to approve the minutes of the August 1, 2018 meeting. Cody seconded the motion and it was unanimously approved.

Rob said damage to Unit 1C and the garage had been caused by the failure of the fill tube of a toilet. Rob explained the unit and the garage had been restored and Bill said the final settlement was still with the insurance company. Rob said the toilet fill tubes in all units had been replaced to prevent the problem from happening in any other units.

Rob said exterior staining had been underway in the Spring and more staining would be undertaken in the Fall. Rob explained specific areas of the building were being stained, not the entire building.

Rob explained Cody had been able to work with Spectrum and improve the service and pricing for internet and television to the building.

Rob said the roof had been shoveled four times during the winter due to the large amount of heavy wet snow during the season.

Rob said the dues increase had allowed multiple deferred maintenance projects to be completed, a maintenance agreement to be entered into for the elevator and there was currently \$14,000 in the checking account. Rob explained the expenses compared to Budget and said some adjustments had been made to the expenses in the 2020 Budget.

Rob said a glue and screw would be completed on the roof and the contractor would be asked to submit a price to remove the roof metal, install ice and water shield and put the metal back on the building.

Bill made a motion to approve the 2020 Budget keeping dues at the current level. Doug seconded the motion and it was unanimously approved.

Rob said Bill, Doug and Monty were all willing to continue on the Board for an additional one-year term. There were no additional names put forward and Bill made a motion to appoint Bill, Doug and Monty to the Board for an additional year. Leigh seconded the motion and it was unanimously approved.

Rob said water heaters in most units were 2004 and suggested those heaters be replaced as an owner expense. Rob explained the cost for Timberline Mechanical to replace a water heater would be \$1,400 for a 50 gallon tank and \$2,300 for an 80 gallon tank. It was agreed Rob would reach out to all owners concerning the preferred size of tanks and obtain pricing to replace all water heaters with a special assessment to fund the work.

It was agreed a small triangle of grass at the front of the building would be replaced with asphalt. Rob agreed to check the temperature of the hot tub.

At 1:40 pm Bill made a motion to adjourn the meeting. Doug seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.