

**BLACK DIAMOND LODGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
MONDAY, AUGUST 10, 2020 – 2:00 P.M.
VIA ZOOM**

Rob Harper called the meeting to order at 2:02 p.m.

VIA ZOOM:

Bill Fredericks
Doug DeMoro
Monty Yolles
Jim and Beth Hoenscheidt
Jack Lawrence
Rob Harper, Toad Property Management

Proxy to Bill Fredericks:
Blair Pogue

Rob said notice of meeting had been mailed July 14, 2020 and confirmed there was a quorum.

Monty made a motion to approve the minutes of the August 1, 2019 meeting. Bill seconded the motion and it was unanimously approved.

Rob explained the garage door was operational but needed some additional work once parts on back order arrived. The front door had been rewired by King Systems and the keypad was once again working. Repairs had been made to siding, trim and a railing at the back of the building and those areas had all been stained. CB Electric had replaced some of the emergency lighting and a pump had been replaced in the hot tub.

Rob explained the Mt. Crested Butte Water & Sanitation watering restrictions were not as restrictive as some years in the past.

It was generally agreed the internet was working well. The Contract with Spectrum included annual increases.

Rob said expenses continued to increase each year and proposals had been requested from several insurance companies in an attempt to obtain a lower renewal premium. Repairs had once again reduced reserve funds. A long discussion followed regarding the real estate market, property values and advantages or disadvantages of building a reserve now or having a special assessment when large capital items needed to be done. Rob agreed to draft a Capital Plan spreadsheet for the Board to review.

Monty made a motion to approve 2021 Operating Budget as distributed. Doug seconded the motion and it was unanimously approved.

Rob said Bill, Doug and Monty were willing to continue on the Board and there were no additional volunteers. Jack made a motion to appoint Bill, Doug and Monty to the Board for an additional one year term. Bill seconded the motion and it was unanimously approved.

It was generally agreed the building was looking good. Rob agreed to add an additional trash can for use during busy times and to research adding a trash can for the disposal of dog poop.

At 2:56 pm Monty made a motion to adjourn the meeting. Doug seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management