

**BLACK DIAMOND LODGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
TUESDAY, AUGUST 10, 2021 – 2:00 P.M.
VIA ZOOM**

Chet Boyce called the meeting to order at 2:01 p.m.

VIA ZOOM:

Jodi Medell
Blair Pogue
Jack & Tammy Lawrence
Beth & James Hoenscheidt
Cody Patterson & Leigh Tobin
Monty Yolles
Elizabeth Strombom and Thomas Wyss
Doug Demoro
Chet Boyce, Toad Property Management

Chet said notice of meeting had been mailed June 23, 2021 and confirmed there was a quorum.

Jack made a motion to approve the minutes of the August 10, 2020 meeting. Blair seconded the motion and it was unanimously approved.

Monty said at a June Board meeting the Board had decided to reach out to owners to gather owner input on several topics and also to ask owners for a volunteer to fill the seat on the Board vacated by Bill Frederick's sale of his unit.

Chet said there had been one sale during the past year. Chet explained the 2021 operating special assessment had helped with cash flow.

Monty explained the Board had discussed the operating expenses associated with the hot tub and Monty said owner input had been requested to better understand the importance of the hot tub to the majority of owners. Monty said long term expenses would also be discussed and the hot tub was just one small part of the overall long term expenses. Chet explained the elimination of the hot tub would remove approximately \$4,000 of operating expenses from the budget. After a short discussion a show of hands indicated a majority of owners supported keeping the hot tub. A motion was made, received a second and was unanimously approved to keep the hot tub.

Chet said a simple Capital Plan had been prepared by Toad to give an indication of future expenses. Chet explained some projected expenses were based on prior expenses and some were the result of searches on the internet. Chet explained historically association dues had been low and there was not a reserve for future large expenses. Chet said in the past some owners had supported low dues and a special

assessment for large expenses as those expenses occurred and other owners favored the approach of steadily building a reserve so the money was available when the work needed to be performed or a small special assessment was required if there were not sufficient funds available to pay the entire cost of that particular project. Chet explained the entry off Gothic Road was a shared driveway with the liquor store and the neighboring condominiums and the cost for repair was coordinated between the three groups. Concern was expressed about the potholes at the entryway and it was generally agreed the potholes needed to be repaired as a priority although the large pothole was not on the Black Diamond property. After discussion it was agreed Toad would obtain an estimate from SealCo for the repair of the potholes and then approach Treasury Liquors and the condominiums. Chet agreed to research the easement for Black Diamond Lodge to use the driveway and the ownership of the neighboring building and to determine if the Town of Mt. Crested Butte had a responsibility to repair the pothole closest to Gothic Road.

Chet explained the garage ceiling and hot tub area would be repaired and painted once a contractor was available and when funds were available. Chet said the front door panel would be repaired as soon as the contractor was available. A request was made for owners to receive email notifications so owners understood when repairs would be completed. Chet explained personal contact information could not be shared unless owners gave approval for that information to be shared with other owners in the building. Chet agreed to circulate an email to all owners requesting approval to share contact information within the building.

Chet explained the Toad management fee would be increasing in the near future and information would be circulated shortly.

After discussion it was agreed a separate reserve account would be set up and funds from that account could only be used with approval from at least six of the eight units. Monty made a motion to establish a capital assessment of \$1,500 per unit, due on the 1st of each calendar year, and the money to go into a separate reserve account and only used when at least 75% of unit owners supported the expense. Jodi seconded the motion and it was unanimously approved. The capital assessment would commence in 2022.

Chet agreed to check all water heaters in the units had been replaced.

Chet said there was currently \$12,800 in the bank account. A 2022 Budget had been approved by the Board and distributed to all owners prior to the meeting. Blair made a motion to ratify the 2022 Budget. Jody seconded the motion and it was unanimously approved.

Chet explained the three person Executive Board had one year terms. Doug Demoro would be selling his unit in September and would not be volunteering for the Board. Chet explained Monty Yolles, Blair Pogue, Elizabeth Strombom and Jodi Medell had all expressed interest in joining the three person Board and there would be a secret

ballot to determine the Executive Board. Monty said he saw a benefit to having a full time resident on the Board and he would be happy to withdraw his name from the election. Monty made a motion to elect Blair Pogue, Elizabeth Strombom and Jodi Medell to the Executive Board for a one year term. Jack seconded the motion and it was unanimously approved. Monty and Doug were thanked for their service on the Board. Chet said at the first Board meeting officers would be elected.

Chet explained several roofing contractors had been contacted but they did not want to make a small roof repair. Chet said there was a small roof leak going into the elevator shaft. Chet agreed to check a bubble on the ceiling of the garage and determine if that was a new leak or possibly part of the existing leak into the elevator. The scope of the work on the roof was unknown until investigative work was undertaken. Chet agreed to continue searching for a roofing contractor willing to perform the work.

Chet said according to the Association governing documents windows were an owner responsibility. Some owners had a problem closing windows. Cody said they had already made window repairs and agreed to share information with interested owners.

Chet explained Crystal Clear had washed the exterior of the windows and some owners had not been aware of the service. Chet said the cost was \$900 and email notification would be sent to owners in the future if the Board decided to continue to contract with Crystal Clear for exterior window washing.

Concern was expressed about furniture in the common area of the second floor. Ownership of the furniture was unknown and it was agreed the furniture could be taken away.

Chet said a potential unit buyer had expressed interest about electric vehicle charging stations. Concern was expressed about metering and installation costs and it was decided the Association did not want to enter into the expense at this time. If an individual owner wanted to have a personal charging station installed at their expense they could approach the Board for approval.

Monty said he was Unit 1B and the unit had two separate decks. Monty explained he had approached an engineer who had confirmed the decks could be easily connected if the new area of decking was uncovered. Monty said the uncovered deck area would be shoveled as necessary and the deck area would blend in with the existing building. All costs, installation and ongoing maintenance, would be a Unit 1B expense. Marty said he had an engineering drawing for the proposed deck but did not have a drawing to show a view of the building. It was generally agreed it would be very useful to have a drawing so owners could understand the appearance of the decks and concern was expressed about setting a precedent for future deck changes. Monty said the Town of Mt. Crested Butte did not have an issue with adding an uncovered deck and Monty agreed to obtain a drawing and distribute to all owners for review.

At 3:41 pm Monty made a motion to adjourn the meeting. Blair seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

DRAFT