

**BLACK DIAMOND LODGE CONDOMINIUM ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, AUGUST 31, 2021 – 12:00 P.M.  
VIA ZOOM**

Those present:

Chet Boyce, Toad Property Management  
Blair Pogue  
Elizabeth Strombom  
Jodi Medell

Chet called the meeting to order at 12:01 p.m. and confirmed there was a quorum with all Board members present.

Elizabeth made a motion to approve the minutes of the meeting held on June 14, 2021 although none of the current board members participated in that meeting. Jodi seconded the motion and it was unanimously approved.

Chet explained the main purpose of the meeting was to appoint officers. Jodi made a motion to appoint the following officers, Blair seconded the motion and it was unanimously approved:

President	Jodi Medell
Vice President	Elizabeth Strombom
Secretary/Treasurer	Blair Pogue

Jodi said a renter's dog had made a mess on the hall carpet and in the stairwell. Chet agreed to have the carpet and the stairwell cleaned as soon as possible but labor shortages throughout the valley had slowed down the response time.

Chet said CB Electric would respond to the electrical box next to the front door as soon as possible. It was thought the issue might be a faulty lock, not an electrical problem. Chet stated he would get a locksmith out ASAP; possibly this week.

Some windows on the south side of the building were not closing correctly. Chet said the windows were Weathershield windows and the local representative was Lars Nelson of Mountain Windows in Gunnison. Chet explained windows were an owner responsibility according to the governing documents. Chet said Leigh Tobin had been researching the windows and intended to reach out to owners with information. Jodi and Blair also agreed to reach out to Lars Nelson.

Chet said he had not been able to reach the owner of Treasury Liquors regarding the driveway and parking lot potholes and would continue to follow up. After discussion it was agreed Toad would make a temporary patch repair.

Chet said there was \$7,309 in the bank account and another billing would go out on October 1<sup>st</sup>. Chet explained the Toad maintenance charge had gone up from \$52 per hour to \$60 per hour and said expenses in excess of the budgeted amount would be covered by the reserves. It was generally agreed the reserve account needed to be built up in anticipation of future large ticket repair items. A special assessment would go out to owners in January for \$1,500 per unit to help build the reserve account.

Chet said the chemicals in the hot tub were checked three times a week and it would be possible to reduce the hot tub checks to once a week during the off-season. Jodi made a motion to keep the hot tub open during the off-season. Blair seconded the motion and it was unanimously approved.

Chet explained meeting minutes were displayed on the Toad website.

At 12:35 pm Elizabeth made a motion to adjourn the meeting. Jodi seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management