

**BLACK BEAR LODGE CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
VIA ZOOM – 11:45 a.m. (Mountain Time)
FRIDAY, DECEMBER 3, 2021**

BOARD MEMBERS Cathleen Jones
 Robin Holmes
 Larry Cornett
 Jason Leonard

OWNERS PARTICIPATING
 Pat Wilson, 301

MANAGEMENT PARTICIPATING
 Rob Harper, Toad Property Management
 Hannes Gehring, Toad Property Management

Rob called the meeting to order at 11:45 a.m. (MT) and confirmed a quorum.

Larry made a motion to approve the minutes from the October 28 and November 18, 2021 Board Meetings. Robin seconded the motion, and it was unanimously approved.

There was some discussion about the possibility of giving homeowners a one-time option to pay their January dues in multiple installments, given the increase in dues that would go into effect that month.

Robin made a motion to give homeowners a one-time option to pay their January 2022 dues in 2 equal installments, due January 1 and February 1, 2022. Larry seconded the motion, and it was unanimously approved.

Robin made a motion to retain the same slate of officers for 2022 and elect Cathleen Jones as President, Larry Cornett as Vice President, and Robin Holmes as Secretary and Treasurer. Jason seconded the motion, and it was unanimously approved.

Robin explained that the 2020 Audit included a notation indicating that money had been moved to a Capital Fund from an Operating Fund and should have been moved back to the Capital Fund. The money was all accounted for, and the accounts balanced correctly, so the Auditor recommended that the Board simply make a motion to allow that forgiveness for 2020.

Robin made a motion that the money that was highlighted in the 2020 Audit as \$204,434 “due to the Replacement Fund” and \$204,434 “due from the Operating Fund” be forgiven.

At this point, a technical difficulty interrupted the meeting, and Cathleen suggested that the matter be tabled until the following meeting when Robin could further explain some details of the motion.

Cathleen made a motion to adjourn the meeting at 12:02 p.m. (MT). Jason seconded the motion, and it was unanimously approved.

Respectfully submitted by,

Rob Harper,
Toad Property Management