

Black Diamond Lodge

Board of Director Meeting Minutes

March 1st, 2023

The Board Meeting was opened by Jacob Dewey of Crested Yeti Property Management at 4:32 pm MST. This meeting was held via ZOOM.

Jacob Dewey asked for a roll call of the Board of Directors present:

Mike Arth

Elizabeth Strombom

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on February 26th, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website for the membership to view.

New Business

- Jacob Dewey presented the capital plan that encompassed projects that are suggested to happen in the next 5 years.
 - The board took time to review and decided to postpone some projects they thought would not be necessary such as:
 - Painting the hallways and interior of the building (common space)
 - Repaving the entry way
 - They thought that we could just fill in the potholes with cold patch and this would do the trick. We will want to talk to Treasury Liquors and Alpine Condos to see if they will be willing to split cost when it does come time to pave the driveway, as it is shared amusement all 3 establishments.
 - Doing masonry work to prevent leaking into the garage.
 - The board thought it would be a good idea to not drop a lot of money on this now and elected to make that area more resilient to water intrusions next winter.
 - The board thought that shoveling in front of Monty's master bedroom deck a couple times a year would help tremendously. By doing this, we would be moving away a lot of snow that would be sitting against the building.
 - Monty is still planning on getting his deck extended, this will help keep a lot of snow off the foundation.
 - The most critical project we need to have assessed is the boilers. Timberline Mechanical is still planning on coming out in April to do this assessment. Once

we have a professional's scope on the problem the board can decide on what to do.

- Jacob Dewey from Crested Yeti presented the new budget that included the special assessment and breakdown of why the association needs more cash.
 - Mike Arth suggested that we slim the number in the special assessment line down from 22k to 16k.
 - The 16k will replenish the Reserve Account and give the association one month of working capital into the operating account.
 - The board will present the new budget to the general membership on March 16th 2023.

Elizabeth made a motion to approve the new budget.

Mike Arth seconds the motion.

Unanimously Approved

Adjournment of Meeting

- Mike made a motion to adjourn the meeting.
- Second by Elizabeth

Unanimously Approved

Meeting closed at 5:33 PM MST