

Black Diamond Lodge

Board of Directors Meeting Minutes

April 14th, 2023

The board meeting was opened by Jacob Dewey of Crested Yeti Property Management at 2:30 pm MST. This meeting was held via ZOOM.

Jacob Dewey asked for a roll call of directors present:

Mike Arth

Cody Patterson

Elizabeth Strombom

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on March 20th, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

Financial Report

- The association is in good financial standing.
- Operating Account: \$5,600
- Reserve Account: \$625.00

The Association is operating on a budget for the first quarter of 2023.

Managers' Report

- Boilers were inspected in early April. They are in good condition but failed the PH level causing limescale build up. The build up of this material will restrict the systems' water flow. If we get them cleaned every year we should be in good shape. Jacob from Crested Yeti has a call with Alpha Mechanical to see if there is anything else we can do to help the PH level. Alpha Mechanical said that they are not concerned about the boilers at this time.
- We had a roofer come out to do a yearly roofing inspection. Just by having a short phone call from him, he said that there are a couple of holes in some of the roofing panels that should get replaced. The biggest thing he noticed was the cracking of wood around the elevator shaft. He is writing a report with pictures identifying what the problem is.
- Crested Yeti suggest that B2 Building Science to come out in June to do some investigation on the ice damming and garage leaking issue that Black Diamond has had for the past couple of years.

- We had some new leaks by the lockers. I have put it in the master leak document that was shared with the board of directors. There was also damage caused to unit 3B from the roof leaking. Iron Horse is sending us quotes to repair the damage caused.
- Monty is in Israel right now and cannot shovel his deck off. Black Diamond should engage a third-party removal company to help with this. Currently Black Diamond is about 1,000 dollars over their snow budget for the year.

New Business

- Garbage Room
 - The board made a motion to lock the garbage room, so people stop putting trash on the floor that management must pick up.
- Authorize contract B2 building science.
 - The board authorized Crested Yeti to engage B2 Building Science to investigate the leaking in the garage and look at the roof.

Adjournment of Meeting

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

Unanimously Approved

Meeting closed at 3:21 PM MST