

Black Diamond Lodge Homeowners Association

# Notice for General Membership Meeting

March 16<sup>th</sup>, 2023

5:30 PM MST

Black Diamond Lodge will be having a General Membership Meeting on March 16<sup>th</sup>, 2023.

If any members of have any questions, please contact Jacob Dewey at [Jacob@crestedyeti.com](mailto:Jacob@crestedyeti.com) or call 719-551-9222 prior to the meeting.

Notice, March 2<sup>nd</sup>, 2023

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Jacob Dewey- Property Manager

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Crested Yeti Property Management  
Association Manager  
719-551-9222  
e-mail: [jacob@crestedyeti.com](mailto:jacob@crestedyeti.com)

Mailing Address:  
PO Box 1202  
Crested Butte, CO 81224



CRESTED BUTTE COLORADO

Crested Yeti is inviting you to a scheduled Zoom meeting.

Topic: BDL General Membership Meeting

Time: Mar 16, 2023 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81829091833?pwd=MXVNWG4zT3VXL2JMTHhQU3IKVzAvdz09>

Meeting ID: 818 2909 1833

Passcode: 554155

One tap mobile

+17193594580,,81829091833#,,,,\*554155# US

+13462487799,,81829091833#,,,,\*554155# US (Houston)

Dial by your location

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

Meeting ID: 818 2909 1833

Passcode: 554155 Find your local number: <https://us06web.zoom.us/j/81829091833?pwd=MXVNWG4zT3VXL2JMTHhQU3IKVzAvdz09>

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CRESTED BUTTE COLORADO

Black Diamond Lodge Homeowners Association

# Meeting Agenda

March 16<sup>th</sup>, 2023

5:30 PM MST

- 5:30 pm Property Manager calls meeting to order.
- 5:35 pm Election of a Board Member
- 5:40 pm Approval of New Budget
- 6:10 pm Adjournment

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CRESTED BUTTE COLORADO

**Black Diamond Lodge Special Assessment (SA) Breakdown**

Expenses that were not in Budget, Causing major spending				Current Account Balances as of 3/1/2023	
Invoice #	Description	Price	Bank Account		
3710	Western Slope Fire	\$ 1,071.32	Operating	Operating	\$ 2,700.00
3589	TK Elevator	\$ 2,657.00	Operating	Reserve	\$ 625.00
3558	Western Slope Fire	\$ 4,199.04	Reserve		
3524	Black Jack Garage Door	\$ 3,653.91	Reserve		
3791	Black Jack Garage Door	\$ 3,659.91	Reserve		
3 invoices	Insurance Expense	\$ 7,326.35	Operating		
	<b>Total</b>	<b>\$ 22,567.53</b>			

<b>Totals</b>	
Reserve	\$ 10,711.00
Operating	\$ 5,500.00
<b>Total</b>	<b>\$ 16,211.00</b>

<b>Proposed Special Assessment</b>		
Reserve	\$ 10,711.00	
Operating	\$ 5,500.00	
<b>Total</b>	<b>\$ 16,211.00</b>	
SA Per unit	\$ 2,026.38	Due May 1st

<b>Proposed Budget May 1 2023</b>
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<b>Income</b>	
Dues Income	\$ 99,072.00
Special Assessment Income	\$ 16,211.00
<b>Total Income</b>	<b>\$ 115,283.00</b>
<b>Expense</b>	
Admin/Office	
Accounting/Tax Return	\$ 550.00
Legal Expense	\$ 1,200.00
General Membership Meeting	\$ 70.00
<b>Total Admin/Office</b>	<b>\$ 1,820.00</b>
Building Maintenance	
PEAK Alarm	\$ 360.00
Common Area Cleaning	\$ 3,000.00
Elevator Maintenance	\$ 2,000.00
Hot Tub	\$ 4,000.00
Sprinkler Blowouts	\$ 200.00
Elevator Inspection	\$ 300.00
Back Flow Preventor Inspection	\$ 150.00
Sprinkler Inspection (fire)	\$ 1,200.00
<b>Total Building Maintenance</b>	<b>\$ 11,210.00</b>
<b>Insurance Expense</b>	<b>\$ 13,000.00</b>
Landscaping and Grounds Keeping	
Contract Labor	\$ 3,000.00
Crested Yeti	\$ 2,500.00
<b>Total Landscaping and Grounds Keeping</b>	<b>\$ 5,500.00</b>
<b>Management Fee</b>	<b>\$ 4,800.00</b>
<b>Total Management Fee</b>	<b>\$ 4,800.00</b>
Repairs and Maintenance	
Contract Labor	\$ 6,000.00
Crested Yeti	\$ 6,000.00
<b>Total Repairs and Maintenance</b>	<b>\$ 12,000.00</b>
Snow Removal	
Snow Removal Roof	\$ 6,000.00
Snow Removal Ground	\$ 1,000.00
Snow Removal Plow	\$ 1,000.00
<b>Total Snow Removal</b>	<b>\$ 8,000.00</b>
Utilities	
Cable/Internet	\$ 5,861.00
Electric	\$ 5,162.00
Fire Protection	\$ 2,000.00
Gas	\$ 3,750.00
Telephone	\$ 2,000.00
Trash/Recycle	\$ 2,592.00
Water/Sewer	\$ 11,748.00
<b>Total Utilities</b>	<b>\$ 33,113.00</b>
Reserve Fund Contribution	\$ 9,000.00
<b>Total Expense w/o reserve</b>	<b>\$ 89,443.00</b>
<b>Total Expense with reserve</b>	<b>\$ 98,443.00</b>