

**BEAR'S DEN CONDOMINIUM ASSOCIATION**  
**BOARD OF MANAGERS MEETING**  
**July 14, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 3:03 p.m. on Zoom.

Board members participating were Doug Stein and Travis Pullen.

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Jason Blarjeske.

Erika Krainz of Summit Management Resources was recording secretary.

**II. FINANCIAL REPORT**

*A. 2020 Year-to-Date Operating Account Summary as of June 30, 2020*

There was discussion about the \$105 charge for PC Support. The Board does not want to pay this fee, which is for the website [www.bearsdencondos.org](http://www.bearsdencondos.org). Doug Stein said the website is not necessary since nobody knows about it or uses it.

**Action Item:** Doug Stein moved to take down the website. Travis Pullen seconded and the motion carried.

**III. OLD BUSINESS**

*A. Garage Door Claim Update*

There was general discussion about the claim against Basic Property Management (BPM) by an individual whose car was damaged when the garage door closed on it. He filed the claim against BPM because it was listed as the agent for the Association in the online database. Doug Stein stated that when the door was replaced by DH Pace in 2017, it did not include an optical sensor, which DH Pace claimed met code. Gary Nicholds tried unsuccessfully to get written confirmation of this claim several times. In the best interest of the Association, Gary Nicholds opted to pursue mediation instead of going to court. Travis Pullen commented that he would have fought the claim in court. Doug Stein felt BPM should share in the financial responsibility since management companies are overseers of services provided to the Association and should have been responsible for supervision of the replacement. Gary pointed out that BPM did not source the installer and the door was selected and ordered by a prior Board member. In addition, there is an indemnification clause in the management contract. The Board members and Gary ultimately agreed to split the \$1,900 settlement expense.

*B. Compliance with Fire Marshall*

Johnson Controls did work on the fire suppression system and backflow preventers. The initial bid for the fire sprinkler deficiencies was \$3,270 and the work is in progress. Some of the fire suppression pipes in the garage are rusting. There will be an additional cost of \$1,790 for replacement of an internal valve that has failed inside the backflow. Doug Stein noted that the Association is depending on BPM to ensure the system is compliant with all code.

*C. Smoke/Carbon Monoxide Detector Replacement*

The bid from Johnson Controls was \$10,410 and the bid from Chris Fletcher was \$6,700. The Board discussed if detector replacement should be an individual owner responsibility or if the Association should have the work done and bill the owners. Jason Blarjeske noted that the current detectors are more than 10 years old and are out of compliance. The Board agreed to draft an email to owners informing them that they need to replace their smoke/carbon monoxide detectors. They will be allowed to do it themselves within given parameters. Alternatively, owners can participate in bulk replacement, to be done by Chris Fletcher at a cost of \$110 - \$150/detector, which will be billed to each individual owner. Any owners who have not

complied by December 31, 2020 will be charged for any fines levied by the inspector. It was noted that units that are rented are required to have smoke and carbon monoxide detectors, although they do not have to be hardwired.

**Action Item:** Gary Nicholds will draft a notice to owners about the detector replacement plan. He will include the model of smoke/CO detector that Chris Fletcher would use. Owners may OPT IN to have Chris replace their detectors for \$110 to \$115 apiece, or they may OPT OUT and replace their own detectors. The 21 owners will have 2 weeks from the date of Gary's email to respond (OPT IN or OPT OUT). Basic will assume that any owner who fails to respond will be OPTING IN and assuming responsibility for paying Chris to replace his or her detectors. Replacements, whether by Chris or individual owners should be completed by December 31 to avoid fines imposed by the Fire Marshal during his 2021 inspection.

**Action Item:** Gary Nicholds will compile a list of owners who want to OPT OUT, and submit a list of owners who OPT IN to Chris Fletcher.

*D. North Wall Garage Leak*

The project was postponed until spring due to weather but then stalled due to COVID.

**Action Item:** Gary Nicholds will follow up with Jerry Larwood about the proposed extra excavation.

**Action Item:** Gary Nicholds will ask the electrician about replacing some of the pipes with PVC.

*E. Gutter Work by Ryan Banker's Deck*

Ryan Banker was to be responsible for rerouting the drainage, which has not yet been done. He might be waiting for the Association to add the heat tape in the gutter.

**Action Item:** Gary Nicholds will contact Ryan Banker about his responsibility for rerouting the drainage and will get a bid for that work.

*F. Hanging Insulation in the Garage*

**Action Item:** Eric Nicholds will get a bid from Chris Fletcher for putting the insulation back into the ceiling.

*G. Mold*

The mold issue resolved itself.

*H. Stucco*

There is buckling stucco by the southwest staircase serving B8. Jason Blarjeske said the gutters above are improperly sloped and needed to be realigned before the repairs are made. Travis Pullen confirmed the gutter has been adjusted. There is also a problem area between A8 and Summit Oxygen and damage to the walls on both sides of the driveway into the garage.

**Action Item:** Gary Nicholds will contact Highlander Lathe and Stucco to request a bid for all stucco repairs.

#### IV. ADJOURNMENT

The meeting was adjourned at 4:39 p.m.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member Signature