

**BEAR'S DEN CONDOMINIUM ASSOCIATION  
BOARD OF MANAGERS MEETING  
December 4, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 5:38 p.m. in A7.

Board members participating were Doug Stein, Travis Pullen, and Elliott Smith.

**III. OLD BUSINESS**

*A. New Management Company*

At the last BOD Meeting on Sep 22, Gary Nicholds had submitted a resignation letter effective Dec 31, 2020. On Sep 24, Travis and Doug met Gary at Alpine bank and Travis and Doug were given full access to the Bears Den checking account. Travis got a quote from VACASA through Ben Sloman. On Dec 3, Buffalo Mountain Management (BMM) personnel (Harry, Francisco, and Mike) visited Bears Den, then Travis and Doug visited the offices of BMM at 700 E. Main Street. An Agreement for Management Services was provided for our review. At this meeting, the BOD reviewed that Agreement to determine the level of services that Bears Den would need. Talking points included ...

- BBM would need **master keys** for all units, but some units in BD have combo-only locks and some have double locks, one key and one combo. So some units in BD would have to change their security systems.
- BBM provides **show shoveling** of common area sidewalks and walkways not to exceed 16 man-hours per month. The Board decided to ask BBM if they would include the sidewalk along 6<sup>th</sup> Avenue since the city often does not get to it until days after a snowstorm. We would no longer need to budget for \$7000 for snow shoveling unless we overrode the 16 man-hours per month consistently.
- BBM would also provide **landscaping** service as part of the contract, another area of savings for BD depending on the service contract price for BBM.
- BBM has a \$15M insurance **umbrella**.
- The BOD decided to hold off on "**Website Maintenance**" of \$80 per month when Doug volunteered to make one himself.

Travis and Elliott will meet with BBM this coming week to present our needs and get a formal quote based tailored to those needs.

*B. North Wall Garage Leak*

Jerry Larwood completed a second phase of his dig to mitigate the leak. We will see how it works.

**IV. NEW BUSINESS**

*Election of officers*

Doug Stein moved that Travis be President. Elliott seconded and the motion carried.

**IV. ADJOURNMENT**

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

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature