

**PITCHFORK FLATS ASSOCIATION, INC.**  
**BOARD MEETING**  
**APRIL 7, 2021 – 6:00 pm**  
**VIA ZOOM**

Rob Harper of Toad Property Management called the meeting to order at 6:02 p.m.

**Members Present via Zoom:**

Rob & Amy Mcfadzean	412 Horseshoe
Kathryn Keller	414 Horseshoe
Melissa Veranghe	416 Horseshoe
Matthew Shipps	418 Horseshoe
Sarah Madaj	102a Big Sky
Troy Fruitger	102b Big Sky
Cindy Frits	102c Big Sky
Lauren Aronson	102d Big Sky

Rob Harper	Toad Property Management
Jordan Brandenburg	Toad Property Management
Scott Kelley	Toad Property Management
Marcus Lock	Law of the Rockies (representing Toad)

Rob confirmed the meeting had a quorum with all Board members participating.

Rob explained the purpose of the meeting was to discuss issues related to payment for repairs recently performed at Units 412, 414, 416 and 418 Horseshoe on Lot 6. Rob said Pinnacle Construction had been the lower of the two bids and selected to complete the work to address water damage due to construction issues. Mike Arbaney, a local engineer, had been hired to review the scope of work and Mike had confirmed the work would address the issues. The work took longer than expected and additional work had performed by Blue Dog Home Improvement to address siding issues at 414 Horseshoe. Rob explained money was still owed to Pinnacle Construction and Pinnacle owed money to the concrete contractor.

Marcus Lock of Law of the Rockies introduced himself and explained he was representing Toad Property Management and not the Association. Prior to the meeting Marcus had drafted a letter and that had been distributed to owners. Marcus explained Section 10.5 of the Covenants stated repairs could be charged just to the units requiring that work and the work at 412, 414, 416 and 418 Horseshoe would just be the responsibility of those owners on Lot 6. Marcus said legal action could be taken against owners for non-payment and would probably be challenged in Court and additional expenses could be incurred or the owners of 412, 414, 416 and 418 Horseshoe could agree to share that cost.

Rob confirmed there was still some outstanding work to be completed and that would be completed as soon as the weather permitted. Concern was expressed about the \$5,500

cost in excess of the original \$40,000 contract and lack of communication regarding those additional charges.

After discussion Amy made a motion for an immediate special assessment to Units 412, 414, 416 and 418 Horseshoe for the additional work of \$5,500 based on the square footage of each unit. Troy seconded the motion and it was unanimously approved.

Amy said she had prepared an Addendum to the Management Contract with Toad which would require written information, three competitive bids, start and finish dates for the work, evidence of insurance coverage and approval of the Board for any work in excess of \$500. Troy and Sarah said they did not support the signing of the Addendum but encouraged good communication between the management company and owners to alleviate issues in the future. Troy suggested the matter could be discussed further at the annual meeting. It was generally agreed it was difficult to have projects completed in the valley in a timely fashion and Rob Harper said Toad could improve communication for any future work. The opportunity to have the essential repairs completed by a reputable contractor in a timely fashion had been taken.

At 6:30 pm Sarah made a motion to adjourn the meeting. Troy seconded the motion and it was unanimously approved.

---

Prepared by: Rob Harper  
Toad Property Management, Manager