

PITCHFORK TOWNHOMES ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 2, 2012
MEETING ROOM, OH BE JOYFUL BAPTIST CHURCH
CRESTED BUTTE

Angela Reeves of Toad Property Management called the meeting to order at 5:30 p.m. and she confirmed that notice of meeting had been mailed on June 29, 2012.

Roll Call/Establish Quorum

Members Present in Person:

Jim Barefield, representing Pitchfork LLC	
Bill Dickerson	112 Big Sky
Josh and Jessica Legere	502 Horseshoe
Grace Elliott	506 Horseshoe

Proxy received for:

Proxy to Jim Barefield Pitchfork LLC	2 units
Proxy to Jim Barefield Stanley Elofson	110 Big Sky
Proxy to Bill Dickerson Chris Young	203 Pitchfork

7 owners (28%) were represented at the meeting.

Gordon and Angela Reeves	Toad Property Management, Inc.
--------------------------	--------------------------------

Bill Dickerson made a motion to approve the August 3, 2011 meeting minutes as mailed. Jim Barefield seconded the motion and it was unanimously approved.

Angela Reeves said there were two owners in arrears and papers would be filed in Small Claims Court in an attempt to recover money from one of the owners and the second owner was in foreclosure.

Angela Reeves said snow removal was under budget due to the light snow year. She said the Board had proposed using the money allocated to snow removal for additional exterior painting. She explained approximately \$25,000 would be spent on exterior painting during the summer and work was presently underway on several buildings as the work had been spread between two painting contractors. Grace Elliott expressed concern

about paint lifting off a newly painted deck and identified additional areas at 502 – 508 Horseshoe which required attention. Angela agreed to speak to the contractors and discuss additional work with the Board. Angela explained lack of funds prevented extensive exterior painting and specific areas had to be selected on a priority basis.

Angela said the 2013 draft Budget kept monthly dues at the same level. After a short discussion Bill Dickerson made a motion to approve the 2013 draft Budget. Josh Legere seconded the motion and it was unanimously agreed. Bill Dickerson said during 2013 the Board would review expenses and discuss a possible dues increase or a special assessment in future years.

Angela said Bill Dickerson was willing to continue on the Board for an additional three year term. Jim Barefield made a motion to appoint Bill Dickerson for an additional term. Josh Legere seconded the motion and it was unanimously approved.

The meeting adjourned at 6:30 p.m.

Prepared by: Angela H. Reeves
Toad Property Management, Inc. Manager