

PITCHFORK ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 6, 2015
THE CLUBHOUSE, CHATEAUX CONDOMINIUMS
MT. CRESTED BUTTE

Rob Harper, Manager, called the meeting to order at 4:03 p.m. Rob confirmed that notice of meeting had been mailed on July 10, 2015.

Roll Call/Establish Quorum

Members Present in Person:

Bill Coburn and Pitchfork LLC	11 units
Rex Stout	404 Horseshoe
David and Kim Robinson	106 Horseshoe
Graham Elliott	506 Horseshoe
Kat and Shawn Harrington	508 Horseshoe
Lisa Pisano	101 Horseshoe
Ed Corcoran	105 Horseshoe
Ryan Cadenhead	105 Big Sky
Scott Williams	501 Horseshoe
Kristian Keane	409 Horseshoe
Josh and Jessica Legere	502 Horseshoe
August Strippelhoff	505 Horseshoe
Joey Burn	102 Pitchfork
Bob and Nancy Yuskaitis	104 Horseshoe
Chris Young	203 Pitchfork
Jim Barefield	302 Horseshoe
Prewitt Lane	208 Pitchfork
Andrew Shabo	106 Pitchfork
Robert Durgan	107 Pitchfork
Tyler and Katherine King	111 Big Sky

Members Present by Phone:

John Bertrand	401 Horseshoe
---------------	---------------

Proxy received for:

Proxy to Bill Coburn	
Stanley Elofson	110 Big Sky
Meg Brethauer	405 Horseshoe
Proxy to Ed Corcoran	
Susan Reeves	104 Big Sky

Proxy to Jim Barefield Randy Willis	207 Pitchfork
Proxy to Graham Elliot Daniel Kenneally	507 Horseshoe
Proxy to Scott Williams Randy Hustvedt	501 Horseshoe

36 owners (34%) were represented at the meeting.

Rob Harper	Toad Property Management, Inc.
Gordon and Angela Reeves	Toad Property Management, Inc.

Reading and approval of past minutes

Angela Reeves said minutes of the August 7, 2014 meeting had been circulated. Bill Coburn made a motion to approve the August 7, 2014 meeting minutes. Chris Young seconded the motion and it was unanimously approved.

Reports

Bill Coburn gave a quick update on construction plans. He said that they will not be building anything this year. Next summer they will build 2 cottages and one single family home at the south side. He said that the economy is now at a point where they feel that they can start to finalize building on the remaining lots in the next year or so.

Graham Elliot pointed out that when lot 4 is built out there will be problems with snow storage. Bill said that the Gunnison Valley Housing Authority would like to swap weed pulling for snow storage on their lot 36. Graham said that lot 4 is also used for parking now and that people will need to remove bike racks and other items that block the existing parking spots. Bill said that the asphalt areas are under the control of Mt. CB and that concrete areas are Pitchfork's responsibility. John Bertrand reported that his observation was that most people were using leashes on their dogs and that everyone was using the poop stations.

Rob Harper reported that he has purchased Toad from Gordon and Angela in April and that the transition has been very smooth. He said that he has received his CAM (Community Association Manager) license through the State of Colorado which is now required for all Association managers. Gordon said that Rob grew up in the Gunnison valley and has been working with him since February and is well qualified to take over. Angela said that the Pitchfork entry sign had been moved to the traffic circle. She said that there is \$27,727 in the Pitchfork Master accounts and that they are slowly building up the reserve account which is meant to fund future expenses. She said that expenses

have been running in line with the budget and that no dues increases will be necessary and there are no upcoming special assessments.

Scott Williams asked what the plan will be as the Association loses snow storage with the upcoming building. Gordon said it is very expensive to haul snow and that the Town removes some of it during the season. Scott suggests that there should be a dues increase in anticipation of this removal in the future.

There was a motion to raise dues \$5 which was seconded by Graham Elliot. There was a short discussion about how the Association differentiates between where each entity stores their snow including Townhomes, Flats, Master and the Town. Gordon said that the Town uses the dead ends to store snow and then they haul much of it away. Graham Elliot said that the Association should get a jump on being prepared for the increases in snow removal costs. Bill Coburn said that he does not support increasing dues at this time before it is determined what those costs will be. After this discussion there was a vote to raise dues \$5 per month and it was not supported.

There was a question as to whether there would be a park built in Pitchfork which Bill explained was not in the future plans.

Discussion of State required Rules and Regulations

Angela spoke about the new Rules and Regulations for the Association. She said that the new rules have always been in place but now there is specific language and documents that must be used by all Associations in Colorado. She said that David Leinsdorf drafted the documents and that there will be little impact on how the Association operates. Angela said that, as an example there is now a formal process to report violations and complaints including signing your name and being prepared to defend your position as an owner. Bill Coburn said that the new rules place the responsibility of covenant violations on the management company because owners will be more hesitant to report their neighbors for violations.

Graham Elliot made a point to clarify that dogs outside their own yard must be on a leash. It was said that Mt. Crested Butte does not have a leash law and that the Pitchfork covenants supersede the Town rules. Gordon said that unfortunately these rules are difficult if not impossible to enforce. Chris Young says that he would prefer that not all dogs should have to be leashed. There were more complaints about owners not picking up after their pets and that some dogs are coming from Elk Ridge II. Chris said that owners should take pictures of dogs violating the rules and send them to the management company so that the owners can be contacted. Angela said that with the new rules there needs to be specific evidence of the violation.

There was a brief discussion regarding the new rules from the State. Gordon said that he feels that these new rules were designed for large scale Associations and don't necessarily apply to Associations like Pitchfork. He said that for the most part owners can take issues to the management company to find resolution. Angela said that this is

the best way to handle issues in a small community but that if there were major problems that they would need to follow the law and create the appropriate paper trail.

Board of Directors

John Bertrand's Board position finishes this year and he is willing to continue for another term. Angela said that Bill Dickerson who is currently a member of the Board with two years remaining is very ill and will need to be replaced. Chris Young makes a motion to appoint John Bertrand to another 3 year term. Bill Coburn seconds the motion and it is passed unanimously. It is agreed that Bill Dickerson's seat will be appointed by the Board at a subsequent Board meeting.

New Business

There is a discussion regarding lawns in poor condition in Pitchfork. Gordon says that there are definitions in the Covenants that allow for naturalized lawns. He said that this should be wildflowers or other attractive landscaping. Chris Young said that there have been several people who have let their yards go with no maintenance. He said it was very difficult to enforce because the definition is a gray area in the Covenants. Angela said that there are rules in CCIOA that allow for natural landscaping where owners cannot be forced to irrigate. Bill Coburn said that enforcement is difficult with this issue.

It was suggested that the Association install 15 MPH speed limit signs. A motion was made to speak to the Town about installing these signs. It was seconded and unanimously approved. It was agreed that Rob will speak to the Town and start the process to have these installed. There was a discussion about one-way signs for Big Sky and Horseshoe. It was agreed to ask the Town about this as well. Bill Coburn said that in his experience, these signs are not effective. It was noted that violators are typically renters or people from out of town.

Bill Coburn said that the management company has done a very nice job and that the community is in very good shape and he thanked Gordon and Angela for all of their effort.

Adjourn

As there was no additional business the meeting adjourned at 5:29 pm.

Prepared by Rob Harper of
Toad Property Management, Inc., Manager of
Pitchfork Association, Inc.