

**PITCHFORK ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 7, 2014**  
**THE CLUBHOUSE, CHATEAUX CONDOMINIUMS**  
**MT. CRESTED BUTTE**

Angela Reeves, Manager, called the meeting to order at 4:05 p.m. Angela confirmed that notice of meeting had been mailed on July 19, 2014.

**Roll Call/Establish Quorum**

**Members Present in Person:**

Bill Coburn and Pitchfork LLC	11 units
Bill Dickerson	112 Big Sky
John Bertrand	401 Horseshoe
Josh and Jessica Legere	502 Horseshoe
Laurie Bolard and Janet Bowman	118 Big Sky
Susan Reeves	104 Big Sky
Chris Young	203 Pitchfork
Graham Elliott	506 Horseshoe
Scott Harris	110 Pitchfork, Unit E
Jim Barefield	302 Horseshoe
Mary Schmidt	400 Horseshoe

**Members Present by Phone:**

Debbie & Roger Long	408 Horseshoe
Rex Stout	404 Horseshoe

**Proxy received for:**

Proxy to Bill Coburn	
Stanley Elofson	110 Big Sky
Kim Robinson	111 Big Sky
Proxy to Bill Dickerson	
Cassia Cadenhead	105 Big Sky
Proxy to Jim Barefield	
Kevin Sanderford	508 Horseshoe

27 owners (27%) were represented at the meeting.

Gordon and Angela Reeves	Toad Property Management, Inc.
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## **Reading and approval of past minutes**

Angela Reeves said minutes of the August 1, 2013 meeting had been circulated. Bill Coburn made a motion to approve the August 1, 2013 meeting minutes. Bill Dickerson seconded the motion and it was unanimously approved.

## **Reports**

Angela Reeves said there were no serious delinquencies. She explained snow removal was approximately \$3,000 over budget as the area had received significantly more snow than the past couple of years. Angela said expenses were presently running \$7,500 above income and no money had been transferred to the reserve account in 2014. Angela said expenses were generally less during the summer and reserve funds would be moved across as soon as possible. Angela said Townhomes, Flats and Condos all owed master association dues and would pay as soon as they had money in their operating accounts.

Angela Reeves said the noxious weeds had been late arriving this year but after the recent rain an abundance of weeds had appeared. Angela explained Toad had been focusing on the common areas and also pulled weeds on the vacant Lot 34 and sent the invoice to the lot owner.

Angela Reeves said Toad had met with the Town regarding the Pitchfork sign being moved to a more visible location. Another meeting with the Town was scheduled for later in August.

Angela Reeves said the Board would be reviewing finances at the end of the summer and making a decision on whether dues can remain at the same level or if a small dues increase was necessary.

Josh Legere said traffic was moving too fast on Horseshoe. Gordon Reeves agreed to speak to the Town about signage and suggested the small “children playing” signs as an alternative to the regular signs. Bill Coburn agreed to speak to his contractors working on Horseshoe.

Bill Coburn said there were four vacant lots at the bottom of Horseshoe and construction on two of those lots might happen in 2015. Bill said Lot 36 by the traffic island was a vacant lot and construction of a duplex on Lot 4, had recently been postponed and was now scheduled for the spring.

Susan Reeves asked what could be done about dogs not leashed. After a long discussion it was agreed the Covenants stated all dogs must be on a leash when off the owner's property. Gordon Reeves said enforcement by the Board was difficult without full details and photographic evidence and said the Board would review on a case by case basis. It was agreed vicious dogs should always be reported to the Mt. Crested Butte Police. Angela agreed to draft a letter to be sent to all owners and delivered to every unit reminding dog owners of the leash law within Pitchfork. The letter would also stress dog

poop must be promptly picked up and owners could be fined for failure to comply. Bill Dickerson suggested a warning for a first offense and increases of \$25 for future warnings. Bill Coburn suggested putting a trash can at poop bag dispensers and it was agreed this would be a useful addition.

Rex Stout asked that the parking structure at Outlot A, a limited common element, be stained. Angela Reeves said there were four owners responsible for all costs involved with Outlot A and with the support of the four owners the association could engage a contractor and invoice the four owners.

Angela Reeves said four board members were completing their terms this year and all four, Bill Dickerson, Bill Coburn, Chris Young and Sarah Madaj were willing to continue. No additional names were put forward and Graham Elliott made a motion to reappoint Bill Dickerson, Bill Coburn, Chris Young and Sarah Madaj for three year terms. John Bertrand seconded the motion and it was unanimously approved.

It was agreed the 2015 meeting would be held the first Thursday in August.

As there was no additional business the meeting adjourned at 5:00 pm.

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Prepared by Angela Reeves of  
Toad Property Management, Inc., Manager of  
Pitchfork Association, Inc.