

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

Angela Reeves of Toad Property Management called the meeting to order at 5:00 p.m. and she confirmed that notice of meeting had been mailed on July 19, 2013.

**Roll Call/Establish Quorum**

**Members Present in Person:**

Bill Dickerson	112 Big Sky
Josh and Jessica Legere	502 Horseshoe
Robert Durgan	107 Pitchfork
Krista Seier	104 Pitchfork
Chris Young	203 Pitchfork
Graham Elliott	506 Horseshoe

**Proxy received for:**

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

10 owners (40%) were represented at the meeting.

Gordon and Angela Reeves Toad Property Management, Inc.

Angela Reeves said the minutes of the August 1, 2013 meeting were distributed with the notice of meeting. Bill Dickerson made a motion to approve the August 1, 2013 minutes as distributed. Josh Legere seconded the motion and it was unanimously approved.

Angela Reeves said snow removal exceeded budget by approximately \$2,000 during the winter. Angela explained roofs had been shoveled a couple of times during the season and very warm temperatures early in the year caused some roofs to slide and resulted in additional shoveling on the ground to keep sidewalks at the entrance to Pitchfork open.

Angela Reeves said one owner was seriously delinquent on their dues and not responding to any demands for payments. A lien had been filed.

Angela Reeves explained utilities were running high to budget and the irrigation meter at Lot 2 was a big concern. Mt. Crested Butte Water & Sanitation employees and two plumbers as well as Toad had all tried to find the cause of the sudden increase in water usage. Angela said the irrigation had been shut off and they were continuing to investigate.

Angela Reeves said there had been two insurance claims during the past year. The smaller claim had been as a result of water pressure problems and the backflow preventer and the larger claim had been seven breaks in pipes when the furnace failed. The insurance company had paid the claims and both units had been restored. Angela encouraged owners to have Dragon Sheet Metal service their furnaces each year.

Angela Reeves said expenses were exceeding income. During the winter months delaying payments to contractors, including Toad, had allowed the association to function without withdrawing funds from the reserve account. However, the association was still trying to recover financially and struggling to pay expenses despite no money being transferred to the reserve account. Angela explained no 2015 budget had been prepared as the Board would be reviewing the finances of the association at the end of the summer.

Angela Reeves said Toad had been speaking to contractors for some exterior painting late in the season although the work would be minimal this year and on units which had not received any work for four or five years. Graham Elliott said he thought it was time to bring in quality contractors and stop applying temporary fixes. Graham said it was perhaps time for a special assessment to allow for a three or four year cycle of the entire building being painted/stained. Krista Seier agreed the exterior of the buildings needed to be repainted and touch-up was no longer an option. Gordon Reeves said painting the entire buildings and putting the seven buildings on a regular cycle was the best option. However, the current budget did not allow that to happen and special assessments may not be affordable for a majority of the owners. Angela said ideally a dues increase needed to be in place so funds could be collected during the winter months and Townhomes projects could be on a contractors schedule as soon as weather permitted in the spring and work could be performed on a regular cycle in the future. Chris Young suggested owners help reduce costs by doing some smaller projects of upkeep themselves. Josh Legere suggested sanding down the decks and applying a red stain instead of the solid red stain which lifted off. Krista Seier said her garage door had been repaired four years ago and now required replacement and Josh Legere said the doors to his deck still did not fit correctly despite work being performed on them in the past. Krista asked if she could pay to install a new garage door. Gordon said the exterior must look similar to the other units in the building if any work was undertaken and Board approval must be obtained prior to the work being performed.

Gordon Reeves recommended a dues increase of \$50 per month towards exterior painting and repairs. Josh Legere suggested starting with a \$20 per month increase and then the following year going to \$30 per month. After an extensive discussion Bill Dickerson made a motion to increase dues by \$25 per month, per unit with those additional funds being designated for exterior painting and exterior repairs. Chris Young seconded the

motion and it was approved by those at the meeting. Chris Young reminded owners they could help reduce expenses by doing some smaller projects of upkeep themselves. Josh Legere suggested sanding down the decks and applying a red stain instead of the solid red stain which lifted off. Gordon said the exterior of all units within each building must look the same if any work was undertaken and a color match could be easily obtained at any of the local paint stores.

Chris Young and Jessica Legere both felt the dumpster at the back of 107 Pitchfork was being used by people other than the Townhomes residents and it was frequently full and not being closed correctly. Chris suggested the owners change to bear proof trash cans and said the units on the other side of the street operated with trash cans and one owner put all the trash cans curbside on a Wednesday and put them back in place after collection. Chris said owners could also keep the trash cans in their garage and just put the trash out on Wednesday for collection and would not require bear proof containers. Angela said she would speak to Waste Management.

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

Josh Legere thanked Toad for doing a good job during the past year.

The meeting adjourned at 6:35 p.m.

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