

PITCHFORK CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING OF OWNERS

OCTOBER 1, 2020 4:00 P.M.

VIA ZOOM

Scott Kelley of Toad Property Management called the meeting to order at 4:03 p.m. and said there was not a quorum. Scott said notice of meeting had been mailed on September 14, 2020.

Roll Call

Members Participating:

Scott Harris Unit E

Scott Kelley Toad Property Management

Scott Kelley explained the recent insurance claim did not cover all the costs related to the water damage and the Association could attempt to collect those costs from the unit owner. Scott Kelley explained costs continued to increase for insurance and utilities.

Scott Harris said exterior maintenance, including painting, needed to be carried out but the Association did not currently have the funds and with no other owners at the meeting it would not be possible to increase dues. Scott Kelley said Complete Coverage had submitted an estimate for repair and painting. After a short discussion Scott Kelley agreed to speak to Complete Coverage to schedule exterior maintenance and painting on the east side of the building in the Spring with the rest of the building being done the following year. Special assessments would be necessary to fund the work.

Scott Kelley said snow removal was under budget as snow on the roof had been cleared less than some years.

Scott Kelley explained the Budget would remain the same and a Board meeting would be scheduled for the two current Board members. Scott asked Scott Harris to encourage neighbors to volunteer for the vacant seat on the Board.

At 4:13 p.m. the meeting adjourned.

Prepared by: Rob Harper
Toad Property Management, Manager