

PITCHFORK TOWNHOMES ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 3, 2017
QUEEN OF ALL SAINTS MEETING ROOM
CRESTED BUTTE

Rob Harper of Toad Property Management called the meeting to order at 5:47 p.m. and confirmed that notice of meeting had been mailed on June 28, 2017.

Roll Call/Establish Quorum

Members Present in Person:

Josh and Jessica Legere	502 Horseshoe
Tyler King	111 Big Sky
Chris Young	203 Pitchfork
Lauren Daniel	505 Hoseshoe
Robert Durgan	107 Pitchfork

Proxy received for:

Stan and Nancy Elofson	110 Big Sky
Shawn and Kat Harrington	508 Horseshoe

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

Also, in Attendance:

Rob Harper	Toad Property Management, Inc.
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Rob said the minutes of the August 4, 2016 meeting were distributed with the notice of meeting. Chris Young made a motion to approve the August 4, 2016 minutes as distributed. Josh Legere seconded the motion and it was unanimously approved.

Chris Young said garage doors had been fixed last year to some units and Rob Harper said the repairs were holding up well. It was agreed the new construction on Lot 4 was making parking difficult and access to garages would continue to be a challenge for several owners after construction was finished.

Chris Young asked if any of the deed restricted units were being listed on VRBO or Airbnb. Rob Harper said Tiffany at the Town of Mt. Crested Butte was very active in monitoring short term rentals in the Town. Loud music, parties and storage on the communal deck by 201 Pitchfork was an ongoing problem. Rob Harper agreed to follow up and contact the owner.

Rob Harper said some line items on the budget exceeded budget and it had been necessary to move some money from Reserve to cover snow removal costs. Rob said there were no delinquencies more than 60 days past due. Rob said General Maintenance & Repairs was over budget due to the 101 – 107 Pitchfork garage door repairs, some roof repairs at several buildings, flooring damage as a result of roof leaks and the State mandated installation of backflow preventers which was enforced by the Town of Mt. Crested Butte. Rob explained Western Slope Fire would need to inspect the backflow preventers annually. Tyler King suggested a dues increase as the 2018 Budget line item for General Maintenance and Repairs was much too low.

Rob Harper explained expenses over the past 10 years had been increasing at 4% each year but for seven years dues had remained at the same level.

Tyler King made a motion to increase dues \$10 per month for painting and \$10 per month for operating expenses on top of the \$5 Master Dues increase so owners would have a \$25 per month dues increase. The motion failed to receive a second and a long discussion followed regarding the maintenance and exterior painting priorities.

Josh Legere suggested removing grass and changing those areas to xeriscape to reduce landscaping costs. As summer was so short there was concern any savings would not amount to much. Chris Young suggested changing all roofs to metal and just assessing the owners of those units. Rob Harper said some metal roofs were also experiencing repeated leaks and snow fences would have to be installed to prevent snow shed onto walkways. Rob Harper suggested the Board discuss these items at their next meeting.

Chris Young made a motion to increase dues by \$5 per month for painting and \$5 per month for operating expenses on top of the \$5 Master dues increase. Josh Legere seconded the motion and it was unanimously approved.

Tyler King made a motion to spend \$4,500 or less to paint the west side of the 107, 109 and 111 Big Sky Building and \$8,200 or less to paint siding and two central decks of the 502, 504, 506 and 508 Horseshoe Building. Lauren Daniel seconded the motion and it was unanimously approved.

Rob Harper explained Chris Young was willing to continue on the Board for an additional three year term. No additional nominations were made and Tyler King made a motion to appoint Chris Young to the Board for an additional term. Josh Legere seconded the motion and it was unanimously approved.

Rob Harper agreed to contact the contractor at Lot 4 for a third time about keeping access to garages clear. If the contractor failed to comply the fining process would be initiated.

Lauren Daniel said the paint on her deck was peeling badly and Rob Harper agreed to ask Mike Keith, the contractor who performed the work in October 2016, to inspect the deck.

Josh Legere said speeding and dog control continued to be a problem and asked that all residents be considerate of their neighbors.

The meeting adjourned at 7:00 p.m.

Prepared by: Rob Harper
Toad Property Management, Inc. Manager