

PITCHFORK MASTER ASSOCIATION

ANNUAL OWNERS MEETING

THURSDAY AUGUST 4 2016 4:00PM

CHATEAUX CONDOMINIUMS CLUBHOUSE

651 GOTHIC ROAD, MT CRESTED BUTTE, CO 81225

Attendance In Person

Bill Coburn/Pitchfork LLC
Kat and Shawn Harrington 508 Horseshoe
Ryan Cadenhead 105 Big Sky
Josh and Jessica Legere 502 Horseshoe
Joey Burn 102 Pitchfork
Chris Young 203 Pitchfork
Tyler and Katherine King 111 Big Sky
John Bertrand 401 Horseshoe
Annie Coburn 120 Big Sky
Mary Schmidt 400 Horseshoe
Dave O'Brien 312 Horseshoe
Susan Reeves 104 Big Sky
Bri Aljets 405 Horseshoe

Mark Fairbairn 410 Horseshoe

Proxy Received:

Andrew Shabo 106 Pitchfork (Josh Legere)
E. Warren 504 Horseshoe (Josh Legere)
Nancy & Stan Eloffson 110 Big Sky (Bill Coburn)
Daniel Kenneally 507 Horseshoe (Tyler King)
Randy Willis 207 Pitchfork (Ed Corcoran)
Heather Kearney 116 Big Sky

Rob Harper called the meeting to order at 4:06 and established a quorum. Proof of Meeting notice was sent on June 29 2016. Bill made a motion to approve the minutes of the meeting held August 6 2015, Chris seconded, all in favor, motion passes.

Officer's Report: Bill Coburn reports Lot 4 Horseshoe will be a duplex, construction starts in September. Next spring Lot 13 may start construction. The Housing Authority owns a parcel, Bill is not sure when it may be built on. The dog problem has been mostly eliminated, the dog stations are working. The common-area lawns look much better.

Manager's Report: Rob Harper thanks the Board for all of the work this past year. Only minor issues like dog complaints. The major issue - the Town of Mt. Crested Butte implemented snow removal changes (as understood by a revised Covenants in 2002) without communicating to Pitchfork or to Toad. After much discussion, time, cost, The Town of Mt. Crested Butte and Pitchfork Association have reached a compromise whereas:

- The Town of Mt. Crested Butte will plow snow from the streets of Pitchfork.
- The Town of Mt. Crested Butte will truck away the snow and will charge Pitchfork 50% of total season costs.
- Pitchfork will be responsible for snow removal from all alleys and parking areas as well as the trucking away of that snow. Private driveway snow removal will continue to be the owner's responsibility.
- Pitchfork will be responsible for repair and maintenance of the fence between Pitchfork and adjacent ranchland.

Discussion about the un-predictability of snow, Toad's timing for removal, timing for owners to move cars.

Financial: 2015 was on budget for snow removal, 2016 has used half the allocated dollars and with the expected increase as described above, John Bertrand makes a motion to increase dues to \$60 starting September 1 2016. Josh seconds, all in favor, motion passes. Legal was more than expected as described above. Total assets sit at \$40,000.

Elections: No expiring terms, the Board will stay in place.

New Business: Mark Fairbairn would like the windows covered on his end of the carport, maybe others? Would cut down on the amount of dust. Mark will send his proposal/idea to Rob to be presented to the Design Review Board. Short-term-rental parking is a problem, hard to deal with 10 people showing up with 6 cars. Who would "police" the amount of folks showing up to a reservation? Discussion about enforcement, call Toad right away with any violations noticed, Toad can/will contact the actual owner, discuss the rules with the violator. Discussion about owners being up-front in VRBO ads with regards to parking, trailers, equipment. The 2 trees (separate instances) that "tipped over" were possibly hit by lightning. Discussion about watering, it was decided to cut back. The Town of Mt. Crested Butte won't enforce any speed limit set by the Association. Signage just isn't effective. Stenciling "15 MPH" on the road, a standing sign in the road are two options.

John makes a motion to adjourn, Tyler seconds, all in favor, meeting adjourned at 4:51pm.

Prepared by Rob Harper

Toad Property Management, Inc.,

Manager, Pitchfork Association, Inc

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