

PITCHFORK TOWNHOMES ASSOCIATION, INC.  
ANNUAL MEETING OF OWNERS  
THURSDAY AUGUST 4 2016 5:00 PM  
THE CLUBHOUSE, CHATEAUX CONDOMINIUMS  
651 GOTHIC ROAD MT. CRESTED BUTTE, COLORADO 81225

**Attending In Person:**

Zach Guy – 103 Pitchfork  
Ryan Cadenhead – 405 Big Sky  
Lauren Daniel – 505 Horseshoe  
Kat & Shawn Harrington – 508  
Horseshoe  
Jess & Josh Legere – 502 Horseshoe  
Robert Durgan – 107 Pitchfork  
Joey Burn – 102 Pitchfork  
Chris Young – 203 Pitchfork  
Kate & Tyler King – 111 Big Sky  
Rob Harper, Toad Property  
Management

**Proxies Received:**

Terry Crocker (Chris Young)  
Daniel Kenneally (Tyler King)  
E. Warren (Josh Legere)

Rob Harper of Toad Property Management called the meeting to order at 5:04 pm. Proof of Meeting notice was sent June 29 2016. A quorum was established. Ryan made a motion to approve last years' minutes, Josh seconded, all in favor, minutes approved.

**Officer's Reports:** Dog behavior has improved significantly. "New Build" townhomes will start in September, is part of the master plan. Discussion about the way the empty lot is currently used – parking, snow storage – that will now go away.

**Manager's Report:** Rob has a bid from Complete Coverage for painting the 2 blue Townhomes this fall for around \$15,000. Discussion about painters being hard to find. Discussion about snow storage possibilities.

**-Painting:** Discussion about what to paint next, snow and icicle shed management from the roof(s), decks maintenance. Tyler makes a motion to create a painting committee to facilitate a triage plan for the most immediate painting needs AND to remain focused on the big picture painting plan. Shawn seconds, all in favor, motion passes with the committee made up of Ryan, Tyler, Chris, Shawn, Joey.

**-Garage Doors:** Exterior panels are splintering, discussion about wood vs. plastic. Rob will get a bid, move forward with replacing the panels before winter.

**-Roofs:** All of the small fixes, there are 6, will be finished before winter. Discussion about preventative measures – owners knocking down icicles from the inside, more shoveling. New metal roofs someday? No clear path different from last year.

**Budget/Financial:** The \$25 dues increase from last year has increased the health of the Association, the example being the \$18,000 slotted for painting is now available. Could ideally paint a building every year. Snow Removal is always an unknown, no big snow years lately. The new build won't generate income for a year. 101 Pitchfork sold giving the Association \$4800 in back dues, a better position than just collecting the 6 months owed dues. Discussion about a dues increase, pros/cons. Chris makes a motion to increase the dues by \$5 starting Jan 1 2017, Ryan seconds, 2 ayes, majority opposes, motion does not pass.

**Elections:** Tyler's position expires, two open Board spots. Josh makes a motion to elect Jess for a two year-term (replacing August), Tyler for a three-year term, Chris Young to remain for one more year. Kat seconds, all in favor, motion passes.

**New Business:** Joey suggests a switching out the bear cans for a dumpster, or a bigger dumpster by the south townhomes (Rob will look into). Discussion about how to keep others (not in the neighborhood) from using; Waste Management needs to have access, bus drivers need to get by; locking; fining. Carrie asks about neighbors using her outside wall for their trash, recycles. Discussion about being assertive, respecting boundaries. Discussion about new trees, fall is the time to plant. Rob/Lauren Daniel will discuss separately.

Josh makes a motion to adjourn, Kat seconds, all in favor, meeting adjourned at 6:03pm

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Prepared by:

Rob Harper

Toad Property Management, Inc. Manager