

**PITCHFORK FLATS ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 28, 2018 – 4:00 PM**  
**TOAD PROPERTY MANAGEMENT, 318 ELK AVENUE**  
**CRESTED BUTTE**

Rob Harper of Toad Property Management called the meeting to order at 4:03 p.m. and confirmed the notice of the meeting had been mailed on July 23, 2018.

**Members Present in Person:**

Dodson Harper and Krista Powers 102c Big Sky

**Members Present by Phone:**

Rob & Amy Mcfadzean 412 Horseshoe  
Kathryn Keller 414 Horseshoe  
David Fordham 418 Horseshoe  
Lauren Aronson 102d Big Sky

**Proxy to Dodson Harper:**

James Gaston 102b Big Sky

Rob Harper Toad Property Management  
Jim Ruthven Toad Property Management

Rob confirmed the meeting had a quorum.

Dodson made a motion to approve the minutes of the August 28, 2017 meeting. Krista seconded the motion and it was unanimously approved.

Rob said the light snow year had resulted in budget savings and early watering restrictions by Mt. Crested Butte Water & Sanitation had made it difficult to maintain landscaping in the Spring and early Summer.

Rob said the Town of Mt. Crested Butte had provided a copy of the County proposal to build four deed restricted units on Lot 34. Rob explained the four units would be located on the center of the lot with parking to the north and south of the building. Dodson said the placement of the building, which would involve the trading of easements, maximized parking and snow storage for both Lot 33 and 34 and said the County wanted a single statement from Pitchfork Flats at the next Town of Mt. Crested Butte Council Meeting to support the project. Dodson said the County favored four units for sale and that would be discussed at the Council Meeting. Rob explained building plans were not available yet and a timeline for development was not known. Dodson volunteered to draft a letter of support for the County project and email it to owners for approval.

Krista said the County would be open to a land exchange if the association could come up with a parcel to swap so Lot 34 could be a neighborhood park. It was agreed finding a

suitable parcel to swap and funding that purchase might be difficult and Rob said the master association would discuss at their next meeting.

Rob said he had just been advised by Mountain West Insurance that insurance coverage would be cancelled on October 6, 2018 due to the permitted use of grills on decks. Rob explained Mountain West would research options for a new policy.

Krista made a motion to appoint Amy to the Board for a three year term. Dodson seconded the motion and it was unanimously approved. Lauren said she would be willing to join the Board when a vacancy occurred.

Jim said through June 30, 2018 the expenses were under budget. Rob said a meeting with the Town of Mt. Crested Butte and Waste Management had resulted in a reduction in trash collection expenses for 2019. Jim explained the 2019 Budget proposed a dues increase of approximately 7% and that increase was intended to cover insurance premium increases and adding to the reserve account for future maintenance. Krista made a motion to approve the draft 2019 Budget. Dodson seconded the motion and it was unanimously approved.

Kathryn made a motion to adjourn the meeting at 4:57 pm. Krista seconded the motion and it was unanimously approved.

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