

**PITCHFORK CONDOMINIUM ASSOCIATION, INC.**

**ANNUAL MEETING OF OWNERS**

**AUGUST 30, 2018 4:00 P.M.**

**318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Rob Harper of Toad Property Management called the meeting to order at 4:00 p.m. Rob said notice of meeting had been mailed on July 23, 2018.

**Roll Call/Establish Quorum**

**Members Participating:**

Don Wiseman                      Unit D  
Scott Harris                        Unit E

**Proxy to Scott Harris**

Josh Elmer                         Unit F

3 owners (50%) were represented at the meeting and there was not a quorum.

Rob Harper                      Toad Property Management  
Jim Ruthven                      Toad Property Management

Scott said trash cans were only being put out at the curb on collection day and returned after collection by him and Mikey and other condo or adjacent townhome residents were not participating. After a long discussion it was agreed three trash cans would be allocated to the four townhomes and two trash cans would be allocated to the condos and each building would be responsible for moving the trash cans to and from the curb each Wednesday. Rob agreed to email owners advising them of the new procedure starting on September 5, 2018. Rob also agreed to stencil the building names on the trash cans.

Rob said he was still in contact with the HOA insurance company and the insurance company for Unit F dealing with the water damage from a nail being put through a pipe. Rob said the circulation pump had been turned off and that had reduced the number of leaks in the crawl space but it was taking slightly longer to get the hot water to the units. Rob said there were still delinquencies in monthly dues although the delinquencies were significantly reduced from prior years. Scott expressed concern about increasing dues from the current level and said he would prefer a special assessment for painting or maintenance projects. Rob agreed to get a detailed bid from Complete Coverage to paint the exterior of the building with the work performed in October and the scope of work determined once pricing was available. Rob confirmed any painting work performed would have to be funded by a special assessment. Jim said the cost of insurance was

increasing and keeping dues at the 2018 level might cause cash flow problems within a few months. Rob said maintenance work had been cut back as far as possible and a 10% increase in dues during 2019 would be preferable but there was not a quorum at the meeting to approve an increase.

Rob said Trent would continue on the Board.

The meeting adjourned at 5:00 p.m.

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Prepared by: Rob Harper  
Toad Property Management, Manager

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