

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
WEDNESDAY, MARCH 7, 2018
318 ELK AVENUE, SUITE 24, CRESTED BUTTE, CO 81224

Present: Bill Coburn
Chris Young
Kathryn Keller
Roman Kolodziej
John Bertrand (by phone)
Rob Harper, Toad Property Management
Marcus Lock, Law of the Rockies

Rob called the meeting to order at 2:02 pm.

Rob introduced Marcus Lock, of Law of the Rockies, who had been involved with many short term rental discussions throughout the valley. Marcus explained the Pitchfork Covenants and the additional provisions in the rules and regulations had been well drafted and addressed the short term rental issues in more detail than many associations had in place at this time. Marcus said the Covenants prohibited the elimination of short term rentals but did permit the association's Board to treat short term rentals differently from long term rentals with different regulations and fine levels. Marcus explained the existing fine levels were probably not high enough to encourage owners to comply with rules and amending the Covenants would require 67% approval of owners but the Board had the authority to adjust rules and regulations or increase fines.

Marcus explained enforcing short term rental regulations was difficult and it was difficult to know how many people were in a unit and whether the individuals were related. Marcus said the Covenants addressed the number of people permitted in specific units but did not address the units that added an additional bedroom in a finished basement. Marcus explained the Covenants already made reference to parking and noise restrictions.

A long discussion followed regarding the enforcement of any short term rental regulations and Marcus explained any additional costs incurred by the association to enforce the regulations could be passed onto the owner of the short term rental unit and unit owners could be asked to carry additional insurance.

Marcus agreed to draft suggestions for the regulation of short term rentals and enforcement options and give the Board an opportunity to review the document and discuss at the next meeting. Marcus explained the Board could adopt an incremental approach to find a way of eliminating problems associated with short term rentals.

Rob explained the townhome association and Toad had been served a Complaint regarding an individual injured 2 years ago when he fell from a balcony and sustained traumatic injuries. Rob said the insurance company had appointed an attorney to

represent both the association and Toad and Marcus gave a general outline of the legal process. Marcus said the attorney would be gathering information as part of Discovery and at the present time it was not known if the person injured was a guest or a renter, if alcohol was involved or the full extent of the injuries.

The meeting adjourned at 3:09 p.m.

Prepared by Rob Harper,
Toad Property Management