

**PITCHFORK TOWNHOMES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

**WEDNESDAY, APRIL 3, 2024 – 5:00 P.M.
VIA ZOOM**

Present: Jess Legere
Graham Holland
Kyle Koelliker
Troy Russ
Don Wiseman
Alex Summerfelt, Toad Property Management

Kyle called the meeting to order at 5:13 p.m. and Alex confirmed there was a quorum.

Jess made a motion to approve the minutes of the March 20, 2024 meeting. Graham seconded the motion and it was unanimously approved.

Beth Appleton, legal counsel, had worked with the Committee to review the existing plat and propose additional amendments to the Covenants. The proposed amendments to the Covenants and the Summary were intended to clarify specific ownership responsibilities, such as windows, steps, driveways, garages, carports, etc.

Troy suggested holding a Zoom meeting for all owners during the 21 day voting period to answer any questions or concerns that owners might have.

Prior to the meeting the Second Amendment to the Amended and Restated Declaration or Protective Covenants, Conditions and Restrictions for Pitchfork Townhomes had been circulated to the Board and the Committee for review. Troy suggested owners receive both the redline version and the clean version of the Second Amendment as part of the ballot mailing.

After a short discussion Kyle made a motion to accept the Second Amendment to the Amended and Restated Declaration or Protective Covenants, Conditions and Restrictions for Pitchfork Townhomes as presented in an April 2, 2024 email. Jess seconded the motion and it was unanimously approved.

After a short discussion Graham made a motion to accept the Summary of changes to the Covenants which would be sent with the Ballot. Jess seconded the motion and it was unanimously approved.

It was agreed the Ballot and accompanying documents would be sent to all owners by April 9, 2024. A Zoom meeting would be scheduled for April 23 at 5:30 p.m. and the deadline for Ballots to be submitted would be Tuesday, April 30, 2024.

If sufficient owners accepted the Second Amendment the document would then be sent to the Town of Mt. Crested Butte for administrative review. It was agreed to alert the Town of the Second Amendment to help the Town process the amendment as quickly as possible.

Alex said he was obtaining bids for Xeriscaping the grass areas at the front entrance. Once the bids had been obtained it would be discussed with the Master Association. Don suggested removing some trees on the roundabout as the Town used that area for snow storage. It was agreed to discuss as part of the Xeriscaping discussion and the Parking Committee would be making recommendations.

Graham said he would reach out to the insurance agent regarding the upcoming insurance renewal.

At 5:48 p.m. Graham made a motion to adjourn the meeting. Kyle seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management