

**PITCHFORK FLATS ASSOCIATION, INC.**  
**BOARD MEETING**  
**JUNE 22, 2021 – 5:30 pm**  
**VIA ZOOM**

Jordan Brandenburg of Toad Property Management called the meeting to order at 5:35 p.m.

**Participating via Zoom:**

Amy Mcfadzean	
Troy Fruitger	
Jordan Brandenburg	Toad Property Management
Nick Sledge	Toad Property Management

Jordan confirmed there was a quorum with two of the three Board members participating.

Jordan explained a financial report together with a draft 2022 Budget had been distributed prior to the meeting. Jordan said the 2022 Budget kept dues at the current level and insurance had increased but other expenses were similar to the prior year.

Troy made a motion to adopt the 2022 Budget as presented. Amy seconded the motion and it was unanimously approved.

It was agreed the Amendment to the Management Contract discussed at the April 2021 Board meeting would be added to the Annual Meeting Agenda. After a short discussion it was agreed Toad Property Management would promptly contact the Board by email in the case of an emergency and Toad would take the necessary action to prevent further damage to the building. Troy made a motion to accept Amendment 1 with the addition of a provision for an emergency response situation. Amy seconded the motion and it was unanimously approved.

At 5:45 pm Amy made a motion to adjourn the meeting. Troy seconded the motion and it was unanimously approved.

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Prepared by: Rob Harper  
Toad Property Management, Manager