

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

**WEDNESDAY, JULY 9, 2025 – 5:00 P.M.  
VIA ZOOM**

Present:       Graham Holland  
                  Kyle Koelliker  
                  Jess Legere  
                  Bayliss Baker, Toad Property Management

Graham called the meeting to order at 5:04 p.m. and Bayliss confirmed there was a quorum. Notice of the meeting had been waived by email. Bayliss explained the purpose of the meeting was to discuss a roofing project at 110, 112 and 114 Big Sky.

Bayliss explained the owners of 110, 112 and 114 Big Sky wanted to proceed with a Diversified Roofing bid for Charcoal standing seam roof replacement. The cost would be shared equally between those three owners. Graham questioned the 2 year warranty on the Diversified Roofing work and Bayliss said he would mention that to the three owners.

Kyle made a motion to approve the Diversified Roofing bid for 110, 112 and 114 Big Sky. Graham seconded the motion and it was unanimously approved.

Bayliss explained the Master Association for Pitchfork would review the Diversified Roofing bid for 110, 112 and 114 Big Sky and once approved the project would be authorized to proceed.

Bayliss explained the irrigation at the front entrance was not working and the grass was not looking good. Lapis Construction said the irrigation had probably not been working for a few years but regular rainfall in prior years had allowed the grass to remain healthy. Jess said Spring Creek Landscaping had mentioned a problem after the construction on a neighboring lot had been completed. Locating valves or leaks would be expensive and the problem might be under walkways or foundations. To avoid expensive repairs Bayliss said he was researching gravel options for the two front entrance grass areas and would reach out to the Board with more information. The final decision would be with the Master Association.

Bayliss said he would review the response from David Firmin, legal counsel, regarding painting projects.

The next meeting was scheduled for July 21, 2025 at 5:00 p.m.

It was agreed to discuss the insurance renewal at the next meeting.

At 5:22 p.m. Jess made a motion to adjourn the meeting. Kyle seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management