

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

**MONDAY, JULY 21, 2025 – 5:00 P.M.
VIA ZOOM**

Present: Graham Holland
 Kyle Koelliker
 Jess Legere
 Bayliss Baker, Toad Property Management
 Rob Harper, Toad Property Management
 David Firmin, Altitude Law

Kyle called the meeting to order at 5:01 p.m. and Bayliss confirmed there was a quorum. Notice of the meeting had been sent Friday, July 18th. Bayliss explained the purpose of the meeting was to discuss grandfathered maintenance projects with legal counsel.

At 5:03 p.m. Kyle made a motion to enter Executive Session in accordance with C.R.S. 38-33.3-308(4b) to discuss grandfathered maintenance projects and the Second Amendment to the Covenants. Jess seconded the motion and it was unanimously approved.

At 5:36 p.m. Kyle made a motion to leave Executive Session. Jess seconded the motion and it was unanimously approved.

Bayliss explained the Board had discussed a Ballot Initiative regarding the grandfathered maintenance projects during the Executive Session. Kyle made a motion to instruct Toad to send a Ballot Initiative to all owners to vote to approve or deny the grandfathered maintenance projects. Graham seconded the motion and it was unanimously approved.

The grandfathered maintenance projects would be limited to the projects discussed as part of the Second Amendment to the Covenants. Jess said Toad had already received estimates for the projects and it was generally agreed those estimates would be used. Bayliss agreed to pull that information together as quickly as possible.

Bayliss said some projects needed to be completed by owners which were not part of the grandfathered projects. It was agreed an email needed to be sent to all owners reminding them of the requirements detailed in the Second Amendment to the Covenants. Some owners had completed work which was part of the grandfathered projects and would need to be reimbursed. Toad had received copies of those invoices.

Bayliss said the Town of Mt. Crested Butte had confirmed a stamp was not necessary from the Town on the Second Amendment to the Covenants. Bayliss had emails with that confirmation.

Kyle made a motion to approve the minutes of the July 9, 2025 meeting. Jess seconded the motion and it was unanimously approved.

Prior to the meeting a Budget versus Actual Report had been provided to the Board. Bayliss explained the Report had expenses by month for 2025 and many expenses were currently under Budget. Bayliss said Toad would follow up with the Accounting team as the dues income on the Report had less income than anticipated. Rob said the monthly invoices appeared to be correct in accordance with the Budget.

Bayliss said he would also ask the Accounting team to confirm the \$1,100 Capital Dues were also being collected each month. Bayliss said he would research if that money had been allocated to any specific Capital Projects. Graham suggested removing Capital Dues from future Budgets if there were not any projects requiring attention.

Bayliss said the State Farm representative could not attend the meeting but had provided information regarding the policy. Bayliss explained the State Farm contained 100% replacement cost for all buildings. The policy contained a 1% deductible for wind and hail events.

Bayliss explained the current State Farm policy had Directors & Officers coverage up to \$1 million and enhanced coverage for past and future claims could be obtained for approximately \$600. Graham made a motion to increase the Directors & Officers insurance coverage. Jess seconded the motion and it was unanimously approved. Bayliss would also discuss the Fidelity package with the State Farm representative.

Bayliss said he would work on the documentation for the Ballot. Once everything was pulled together David Firmin would review.

Bayliss explained temporary irrigation had been set up at the front entrance and the Master Board would continue to review options for Xeriscape or other landscaping improvements which did not require much irrigation. Bayliss said information sharing between the Master Association and the Townhomes Association would be beneficial as some owners were unsure of responsibilities.

Bayliss would email with the Board with a date for the next Board meeting.

At 6:00 p.m. Jess made a motion to adjourn the meeting. Kyle seconded the motion and it was unanimously approved.