

PITCHFORK FLATS ASSOCIATION, INC.
BOARD MEETING
JULY 26, 2022 – 10:00 am
VIA ZOOM

Hannes Gehring of Toad Property Management called the meeting to order at 10:05 a.m.

Participating via Zoom:

Amy McFadzean

Troy Fruitger

Hannes Gehring

Toad Property Management

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

Troy made a motion to approve the minutes of the April 5, 2022 meeting. Amy seconded the motion and it was unanimously approved.

Hannes explained the purpose of the meeting was to discuss the 2023 Budget and any additional items.

Troy asked if the mowing could be improved and mowing to go out to the sprinkler heads at both the front and back of the building on Big Sky. Hannes said he would contact the maintenance crew and meet on site if necessary. Hannes said the landscaping at the Horseshoe building would also be checked as there had been issues with the irrigation system on the side of the building.

Hannes confirmed Toad received a water bill for irrigation at the Horseshoe building but the Association did not receive a water bill for the building on Big Sky.

Hannes explained snow removal had been increased in the 2023 Budget as the cost of roof snow removal had increased significantly. The figure also included removal of snow from the parking areas in front of both buildings. Hannes said snow removal was usually performed after 4 inches of snow.

Hannes said Pitchfork Master association would be considering an increase in dues and Hannes said he had tried to incorporate that increase in the 2023 Budget.

Amy made a motion to adopt the 2023 Budget as presented. Troy seconded the motion and it was unanimously approved.

Hannes said Matt and David had expressed interest in joining the Board. Hannes explained there would be a secret ballot at the annual meeting if three owners were running for one seat on the Board.

The annual meeting was tentatively scheduled for Wednesday, August 10, 2022 at 5 p.m.

At 10:29 a.m. Troy made a motion to adjourn the meeting. Amy seconded the motion and it was unanimously approved.

Prepared by: Rob Harper
Toad Property Management, Manager

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