

PITCHFORK FLATS ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 17, 2021 – 5:30 PM
VIA ZOOM

Jordan Brandenburg of Toad Property Management called the meeting to order at 5:32 p.m. and confirmed the notice of the rescheduled meeting had been mailed on August 4, 2021.

Members Participating:

Sarah Madaj	102a Big Sky
Troy Frutiger	102b Big Sky
Lauren Aronson	102D Big Sky
Amy Mcfadzean	412 Horseshoe
Melissa Veranghe	416 Horseshoe
Matthew Shipps	418 Horseshoe
Jordan Brandenburg	Toad Property Management
Rob Harper	Toad Property Management

Jordan confirmed the meeting had a quorum.

No changes were proposed for the Minutes of the August 21, 2020 annual meeting.

Jordan explained most of the 2021 expenses were under Budget including snow removal, and the Board had approved a 2022 Budget which kept dues at the current level. Amy made a motion to ratify the 2022 Budget. Troy seconded the motion and it was unanimously approved.

Jordan said an amendment had been proposed for the Management Contract with Toad Property Management and the amendment had been approved by the Board. Jordan explained the amendment required detailed estimates, three competitive bids with start and finish dates for each project together with contractors submitting evidence of insurance and construction bond. Board members would review all paperwork and board members and impacted unit owners would give approval prior to the work commencing. In the case of an emergency Toad Property Management would take appropriate action and promptly notify the owner. It was agreed Board members would sign the Amendment and the Amendment would become part of the Management Contract with Toad Property Management.

Rob explained Western Slope Fire would be inspecting the backflow preventers throughout Pitchfork and unfortunately Western Slope had only given one days notice for the essential work to be performed.

Jordan thanked the Board for their work on behalf of the Association. Jordan explained Amy McFadzean was willing to continue on the Board for an additional three year term and no additional names were put forward. Troy made a motion to appoint Amy

McFadzean to the Board for a three year term. Sarah seconded the motion and it was unanimously approved.

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

Prepared by: Rob Harper
Toad Property Management, Manager

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