

**PITCHFORK FLATS ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 21, 2020 – 11:00 AM**  
**VIA ZOOM**

Scott Kelley of Toad Property Management called the meeting to order at 11:05 a.m. and confirmed the notice of the meeting had been mailed on August 6, 2020.

**Members Participating:**

Sarah Madaj	102a Big Sky
Troy Frutiger	102b Big Sky
Rob and Amy Mcfadzean	412 Horseshoe
Kathryn Keller	414 Horseshoe
Melissa Veranghe	416 Horseshoe
Rob Harper	Toad Property Management
Scott Kelley	Toad Property Management

Scott confirmed the meeting had a quorum.

Kathryn made a motion to approve the minutes of the August 30, 2019 meeting. Troy seconded the motion and it was unanimously approved.

Scott said work was underway on the Horseshoe building and the rebuilding of the decks should start in a week and after that the concrete contractor would start work. Dragon Sheet Metal would be starting work on the metal shortly and at the present time the old metal had been put back in place. Decking material and other staging materials were being stored in the parking garage but that would be reducing over the next week.

Rob Harper said Pinnacle had found significant problems once they started opening up walls at Horseshoe but Pinnacle had been able to address those problems and the project was on time and on budget and the drainage issues from the decks had been addressed.

Scott said snow removal and water and sewer were over Budget and additional water and sewer increases might happen for a third year. Scott explained without a dues increase in 2021 the Association expenses would exceed income by approximately 4%. A dues increase of 6.6% had been proposed to the Board but not accepted. Amy said she had prepared a spreadsheet to show the dues increases based on square footage of units. Amy had suggested all units pay the same amount of dues as each unit was receiving the same level of service and some owners had expressed concern about that change. A Covenant amendment would be necessary to change the dues structure for the Association and any change would need to be approved by at least 67% of owners. Rob Harper explained the different snow removal expenses paid by the Association or by the Master Association. Rob said additional snow poles would be added prior to winter and snow removal would need to be more creative in the 2020/2021 winter, especially if it was a big snow year, due to construction on vacant lots.

Sarah said the Covenants were based on square footage of units and she would not support changing the Association governing documents as the smaller units would experience significant increases. After a short discussion it was generally agreed it would not be necessary to amend the Covenants and dues would continue to be based on the square footage outlined in those Covenants.

Amy requested regular financial updates be distributed with an explanation of maintenance expenses and Rob Harper confirmed quarterly financial reporting would be sent to the Board. A long discussion followed regarding a dues increase and suggestions by owners ranged from a 4% increase through to a 10% increase. Snow removal and density of buildings was discussed and Rob Harper explained Toad worked with the Town and the Water & Sewer District for storing Pitchfork snow and those were the only options for disposing of Pitchfork snow offsite. Scott explained the Town had new equipment to blow snow and direct that snow in an attempt to store more snow in Pitchfork.

Sarah made a motion to increase dues by 4% and Amy seconded the motion. Two votes in favor of the motion and three against. After a discussion about increasing expenses and the potential need for a special assessment in a big snow year Sarah made a motion to increase dues by 6%. Troy seconded the motion and it was approved with three votes in favor and two against. Scott said he would rework the Budget and distribute it to owners.

Scott said Sarah was willing to continue on the Board. As no additional names were put forward Sarah was elected to the Board by a majority of the owners for an additional three year term.

Scott explained Mountain West Insurance did research insurance options each year to obtain the best pricing at renewal but rates continued to go up and most Associations were experiencing large increases. Rob Harper explained insurance companies had been cancelling some policies if the association was not adequately maintaining the building or had filed large claims.

No additional large maintenance projects were anticipated at the Horseshoe building and the Big Sky building did not require exterior painting at this time.

The meeting adjourned at 11:54 am.

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Prepared by: Rob Harper  
Toad Property Management, Manager