

PITCHFORK FLATS ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 30, 2019 – 11:00 AM
TOAD PROPERTY MANAGEMENT, 318 ELK AVENUE
CRESTED BUTTE

Rob Harper of Toad Property Management called the meeting to order at 11:09 a.m. and confirmed the notice of the meeting had been mailed on July 22, 2019.

Members Present in Person:

Sarah Madaj 102a Big Sky
Troy Frutiger 102b Big Sky

Members Present by Phone:

Amy Mcfadzean 412 Horseshoe
Krista Powers 102c Big Sky

Proxy to Amy Mcfadzean:

David Fordham 418 Horseshoe

Rob Harper Toad Property Management
Peggy Langewisch Toad Property Management

Rob confirmed the meeting had a quorum.

Krista made a motion to approve the minutes of the August 28, 2018 meeting. Troy seconded the motion and it was unanimously approved.

Rob said snow removal was over budget due to the significant snowfall and the need to clear the roofs more frequently. Rob explained the Pitchfork master association had voted to keep dues at the current level. Rob said Toad had been working with the Town of Mt. Crested Butte to coordinate removing snow from Pitchfork and snow continued to be stored on the vacant lot as Gunnison County Housing Authority had not started building on the neighboring lot. Rob explained work had been performed on the roof and siding at 412-418 Horseshoe to prevent any further leaks.

Rob said the short term rental rules introduced by the master association appeared to be working well.

Rob explained there was one seat available on the Board. Troy Frutiger volunteered to join the Board. Sarah made a motion to appoint Troy Frutiger to the Board for a three year term. Krista seconded the motion and it was unanimously approved.

Rob explained the proposed Budget for 2020 kept dues at the current level although an increase in 2021 would be necessary as insurance and utilities continued to increase. Rob said the 412-418 Horseshoe building would require a special assessment, just for owners

of those units, when the exterior of the building required painting/staining again. Rob explained there was not a formal capital plan in place at the current time. Troy said he would be performing maintenance on his door and would approach the Board to discuss style and color prior to the work being completed.

Amy said the concrete on the driveway was deteriorating rapidly and the gate needed repair. Rob confirmed the gate would be repaired prior to the start of winter and said the concrete would have to be removed and replaced as there was not an easy fix and it was agreed this would be reviewed again in the future.

Rob agreed to have Toad cut the tops off the thistle at the back of the building and spray the plants with Milestone.

Sarah made a motion to approve the 2020 Budget as distributed. Troy seconded the motion and it was unanimously approved.

Troy made a motion to adjourn the meeting at 11:34 am. Sarah seconded the motion and it was unanimously approved.

Prepared by: Rob Harper
Toad Property Management, Manager