

PITCHFORK ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 1, 2013
THE CLUBHOUSE, CHATEAUX CONDOMINIUMS
MT. CRESTED BUTTE

Angela Reeves, Manager, called the meeting to order at 4:05 p.m. Angela confirmed that notice of meeting had been mailed on July 1, 2013.

Roll Call/Establish Quorum

Members Present in Person:

Bill Coburn and Pitchfork LLC	11 units
Bill Dickerson	112 Big Sky
Roman and Betsy Kolodziej	102 Horseshoe
John Bertrand	401 Horseshoe
Josh and Jessica Legere	502 Horseshoe
Laurie Bolard and Janet Bowman	118 Big Sky
Susan Reeves	104 Big Sky
Cassia Cadenhead	105 Big Sky
Alexander Scheirle	505 Horseshoe
Terry Crocker	101 Big Sky
Robert & Nancy Yuskaitis	104 Horseshoe

Proxy received for:

Proxy to Bill Coburn Jim Barefield	302 Horseshoe
Proxy to Rex Stout Roger & Debbie Long	408 Horseshoe
Proxy to Chris Young Theresa Fletcher	112 Pitchfork, B
Proxy to Jim Barefield Randy Willis	207 Pitchfork
Proxy to Jim Barefield John Schmidt	101 Tincup
Proxy to Jim Barefield Daniel Kenneally	507 Horseshoe

Proxy to John Bertrand
Ed & Mary Schmidt

400 Horseshoe

26 owners (26%) were represented at the meeting.

Gordon and Angela Reeves

Toad Property Management, Inc.

Reading and approval of past minutes

Roman Kolodziej requested a change to the 2012 minutes regarding trailers. Roman explained his concern was selective rule enforcement and said if rules were going to be enforced the rules should be enforced equally. If the rule stated no trailers that rule should also apply to construction trailers. John Bertrand asked about the installation of a dog station at the bottom of Horseshoe as discussed at the 2012 meeting. Gordon Reeves said he had spoken to the Town about the dog station and the one-way street signage but as yet they had not made the changes. It was agreed the dog station would be installed as an association expense. Bill Coburn made a motion to approve the August 2, 2012 meeting minutes with Roman Kolodziej requested clarification. Bill Dickerson seconded the motion and it was unanimously approved.

Reports

Angela Reeves said no units were presently in foreclosure and one unit was Bank owned and under contract with the closing scheduled in a week. Angela explained Jim Barefield had supplied her with sales data for Pitchfork. She said there had been four sales in Pitchfork during the past year in a price range of \$250,000 to \$562,500. Angela explained there were presently thirteen homes listed for sale with a price range of \$159,000 to \$650,000.

Angela Reeves said another light snow year had kept snow removal expenses low and under budget. Roman Kolodziej asked about snow removal now the construction at 120 Big Sky was completed. Gordon Reeves said the Town would keep access open and would either take snow further down Horseshoe or they would truck it away.

Angela Reeves said concrete replacement had recently been completed on Big Sky and the top of Horseshoe as that area had the worst damage. She explained Atmos Gas had paid for some of the repair and she expected the association share to be approximately \$4,000 although final invoices had not been received.

Angela Reeves said there was an aphid problem throughout the valley this year and Toad had been cutting back trees and shrubs and spraying in an attempt to stop the spread of aphids. She said Toad had also purchased and released 5,500 ladybugs in an attempt to eradicate the aphids. From comments it appeared the ladybugs had spread throughout Pitchfork. Angela said June had been very dry and emergency water restrictions had been introduced in early July just as the rain started.

John Bertrand asked if there was a leash law in Pitchfork. After discussion Bill Dickerson asked that future dog poop letters also request owner's keeping their dogs on a leash.

Bill Coburn thanked owners for putting up with the recent construction of his home at 120 Big Sky and said landscaping would be starting within a week at 120 and 118 Big Sky.

Susan Reeves asked about noxious weed removal. Angela Reeves said noxious weed removal had started in common areas and Toad would be in contact with owners who had not pulled weeds in individual yards.

Cassia Cadenhead asked if there were any plans for the previous sales office site by the traffic island. Bill Coburn said the site was approved for a duplex although at the present time there were no plans to build the duplex as it was platted for one affordable unit and one market value unit. Bill explained construction on a cottage at the south end of Horseshoe would commence soon with private borrowing as there were no local banks willing to enter into a construction loan similar to previous Pitchfork LLC loans. Bill said he expected Pitchfork to reach full build out in 2 to 3 years.

Bill Coburn explained the Gunnison County Housing Authority, owner of land on Big Sky platted for a 6-plex, had recently been renamed the Gunnison Valley Regional Housing Authority. Bill said Karl Fulmer was the new Executive Director and there did not appear to be any immediate plans to build on that land.

Angela Reeves said there were no owners seriously delinquent on dues and expenses were generally running in line with the budget. Angela explained the draft 2014 Budget kept dues at \$55 per month, per unit.

Angela Reeves said there was no election for the Executive Board scheduled for this year.

Gordon Reeves said he would like to move the Pitchfork sign from Gothic Road to the center island but the Town of Mt. Crested Butte would have to move their signage. Bill Coburn said he would like to attend the meeting with the Town when the signage was discussed.

As there was no additional business the meeting adjourned at 4:55 pm.

Prepared by Angela Reeves of
Toad Property Management, Inc., Manager of
Pitchfork Association, Inc.