

PITCHFORK FLATS ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 2, 2012
MEETING ROOM, OH BE JOYFUL BAPTIST CHURCH
CRESTED BUTTE

Angela Reeves of Toad Property Management called the meeting to order at 6:30 p.m. and she confirmed that notice of meeting had been mailed on June 29, 2012.

Roll Call/Establish Quorum

Members Present in Person:

Jim Barefield holding proxy for:
Bill Coburn
Pitchfork LLC

412 and 418 Horseshoe
416 Horseshoe,
102B & 102D Big Sky

Gordon and Angela Reeves

Toad Property Management, Inc.

5 owners (63%) were represented at the meeting.

Angela Reeves of Toad Property Management called the meeting to order at 6:30 p.m. and she confirmed that notice of meeting had been mailed on June 29, 2012.

Angela Reeves said there were no arrears but the association was still very short of funds. Angela said snow removal was under budget due to the light snow year and those funds had been applied to some exterior painting at 412 – 418 Horseshoe.

Angela Reeves said they were presently obtaining quotes for insurance in an attempt to reduce the expenses of the association.

Jim Barefield said Bill Coburn was willing to run for re-election. Bill Coburn was appointed to an additional three year term on the Executive Board.

The meeting adjourned at 6:45 p.m.

Prepared by: Angela H. Reeves
Toad Property Management, Inc. Manager