

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

Angela Reeves, Manager, called the meeting to order at 4:06 p.m. Angela confirmed that notice of meeting had been mailed on June 29, 2012.

Roll Call/Establish Quorum

Members Present in Person:

Ed Corcoran	105 Horseshoe
Jim Barefield	302 Horseshoe
Bill Dickerson	112 Big Sky
Roman and Betsy Kolodziej	102 Horseshoe
John Bertrand	401 Horseshoe
Magdalena Higgins	206 Pitchfork
Grace Elliott	506 Horseshoe
Josh and Jessica Legere	502 Horseshoe
Edwin and Mary Schmidt	400 Horseshoe
Laurie Bolard and Janet Bowman	118 Big Sky

Proxy received for:

Proxy to Jim Barefield Bill Coburn and Pitchfork LLC	11 units
Proxy to Jim Barefield Randy Willis	207 Pitchfork
Proxy to Jim Barefield John Schmidt	101 Tincup
Proxy to Jim Barefield Stanley Elofson	110 Big Sky
Proxy to Bill Dickerson Chris Young	203 Pitchfork

25 owners (25%) were represented at the meeting.

Gordon and Angela Reeves	Toad Property Management, Inc.
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Reading and approval of past minutes

Bill Dickerson made a motion to approve the August 3, 2011 meeting minutes as distributed. John Bertrand seconded the motion and it was unanimously approved.

Reports

Angela Reeves explained Toad had been asked at the August 3, 2011 meeting to obtain advice and pricing for protecting the concrete parking areas. Angela said Zaabadick Construction recommended sweeping the concrete and applying two coats of J-20 concrete sealer and repeating the process every few years. She said the 22,487 square feet of concrete would cost approximately \$14,500 to be sealed. After discussion Roman Kolodziej suggested obtaining additional quotes and Ed Corcoran suggested leaving the concrete and budgeting to replace it in approximately 25 years.

Angela Reeves said the last year has been very eventful for her and Gordon. She explained they sold Toad Property Management, Inc. to Gary Hirstein on December 2, 2011 and she had been administering the office for Gary since then as an employee of the new Toad Property Management. As part of the sale Gordon and Angela had retained an interest in Toad and recently Gary had asked they come back into the business and run it as they did before December last year. Angela explained Gary would spend more time in Houston dealing with parental and family matters so effectively the company would operate the same as it did prior to the December sale.

Angela said one home was presently in foreclosure and two owners were a little slow at paying but had been attempting to make payments. Angela said the light snow year had kept snow removal costs low although grounds maintenance had started early. Angela explained money was being transferred to the Money Market account and there was presently \$10,000 in the checking account and \$18,000 in the Money Market account.

Angela said the draft 2013 Budget kept dues at the same level and after a short discussion Bill Dickerson made a motion to approve the draft 2013 Budget, Rex Stout seconded the motion and it was unanimously approved.

Angela said complaints during the year had focused on dogs, trailers and vehicle parking. Roman Kolodziej said he believed owners should be allowed to keep small trailers on their property providing they had sufficient storage space on their lot. A long discussion followed with some owners strongly opposed to the proposal and others willing to consider it. Roman Kolodziej said if rules were going to be enforced it should be all rules instead of selective rule enforcement. Gordon Reeves said the enforcement was complaint driven and when Toad received a complaint they responded to it. Roman requested that all trailers, including the modified trailer being used as the Sales Office, be removed until an amendment to the Covenants was completed.

Bill Dickerson said the colored gravel in front of the sales office should be removed and replaced with lawn in accordance with the Pitchfork regulations. Josh Legere suggested a community garden, or something similar at that location. Bill Dickerson reminded owners watering restrictions were in place and asked that all owners contact their neighbors if they saw them watering outside of those hours.

Grace Elliott and Josh Legere said the parking area/vacant lot next to 508 Horseshoe once again needed weeding and tidying up. Josh said fire danger had been extremely high due to the dry weather in spring and early summer and naturalized areas close to buildings should be kept low.

Jim Barefield said the real estate market was showing signs of improvement with nine sales in the previous year and prices starting to rise. Jim explained there were presently twelve properties on the market. Jim said a new 2 bedroom home would be built on Lot 64 with work scheduled to start later in the month.

John Bertrand expressed concern about dog owners not picking up after their pet. Angela agreed to speak to the Town of Mt. Crested Butte about adding an additional waste bag station and trash receptacle on Horseshoe.

Rex Stout asked if the bank below 412 Horseshoe could be irrigated as an irrigation system was in place. Gordon Reeves said he was aware of a water meter at that location but it was his understanding that due to operational problems it had not been used for several years. Gordon agreed to meet with Rex and investigate the matter further.

Angela Reeves said Pete Carrigan had moved away from the area and John Bertrand had volunteered to serve on the Board. Bill Dickerson made a motion to appoint John Bertrand to the Board for a three year term. Jim Barefield seconded the motion and it was unanimously approved.

It was agreed the 2013 annual meeting would be held on Thursday, August 1, 2013.

The meeting adjourned at 5:25 p.m.

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