

**PITCHFORK FLATS ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 3, 2011**  
**MEETING ROOM, OH BE JOYFUL BAPTIST CHURCH**  
**CRESTED BUTTE**

Angela Reeves of Toad Property Management called the meeting to order at 5:30 p.m. and she confirmed that notice of meeting had been mailed on July 11, 2011.

**Roll Call/Establish Quorum**

**Members Present in Person:**

Pete Carrigan, Pitchfork LLC	416 Horseshoe, 102B Big Sky
Sarah Madaj	102A Big Sky
Steve & Toni Michelsen	102C Big Sky
John Bertrand	102D Big Sky
Gordon and Angela Reeves	Toad Property Management, Inc.

**Proxy received for:**

Proxy to Pete Carrigan, Pitchfork LLC	
Bill Coburn	412 and 418 Horseshoe

7 owners (87%) were represented at the meeting.

Angela Reeves of Toad Property Management called the meeting to order at 5:30 p.m. and she confirmed that notice of meeting had been mailed on July 11, 2011.

Angela Reeves said there were no arrears but the association was still very short of funds.

Steve Michelsen said the Housing Authority vacant lot was an eyesore and asked if the lot could be scraped and wildflower seed planted. Gordon Reeves said he would provide the Board with a price for the work.

John Bertrand said he had been told there would be four additional parking spaces for 102 Big Sky as part of the development of adjacent land owned by the Housing Authority. As the Housing Authority did not intend to build for several years John asked if the developer would asphalt the four parking spaces. Pete Carrigan said the parking spaces would be destroyed once the Housing Authority started construction but he agreed to discuss the matter with Bill Coburn.

John Bertrand asked if a boulder, a pine tree, some grass and a Private Drive sign could be added at the entrance to 102 Big Sky. Gordon Reeves said he would provide the Board with a price for the work.

John Bertrand said window trim and decking was in serious need of painting. Angela Reeves agreed to obtain a price for the work and report back to the Board.

Angela Reeves said a special assessment would be required if the above work was carried out.

Steve Michelsen said some window sashes needed to be replaced. Pete Carrigan said Window Technology was no longer in business and Gordon agreed to speak to a company in Salida who might be able to source similar windows or sashes. Steve also asked Gordon to check the exterior lights as there appeared to be a fault with the timer plus some bulbs needed to be replaced.

Steve Michelsen asked if trees could be planted between 102 Big Sky and Elk Ridge II. Pete Carrigan said underground utility lines were in that area and it was agreed Gordon would provide a price for extending the irrigation line and planting wildflowers.

The meeting adjourned at 6:10 p.m.

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