

PITCHFORK TOWNHOMES ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 6, 2015
THE CLUBHOUSE, CHATEAUX CONDOMINIUMS
MT. CRESTED BUTTE

Rob Harper of Toad Property Management called the meeting to order at 5:46 p.m. and she confirmed that notice of meeting had been mailed on July 10, 2015.

Roll Call/Establish Quorum

Members Present in Person:

Josh and Jessica Legere	502 Horseshoe
Ryan Cadenhead	105 Big Sky
August Strippelhoff	505 Horseshoe
Andrew Shabo	106 Pitchfork
Tyler and Katherine King	111 Big Sky
Joey Burn	102 Pitchfork
Lawrence Jay	103 Big Sky
Kat and Shawn Harrington	508 Horseshoe
Chris Young	203 Pitchfork
Graham Elliott	506 Horseshoe

Proxy received for:

Proxy to Bill Coburn	
Stanley Elofson	110 Big Sky
Proxy to Graham Elliot	
Daniel Kenneally	507 Horseshoe

12 owners (48%) were represented at the meeting.

Rob Harper	Toad Property Management, Inc.
Gordon and Angela Reeves	Toad Property Management, Inc.

Angela Reeves said the minutes of the August 7, 2014 meeting were distributed with the notice of meeting. Chris Young made a motion to approve the August 7, 2014 minutes as distributed. Josh Legere seconded the motion and it was unanimously approved.

Chris Young asked if there were any owners in arrears. Rob said that there was one owner who was significantly late and a handful that were only a few months late.

Angela discussed the financial report and explained that the dues increase from last year went into effect January 1st, 2015. She said that the total collection over the 25 units was around \$4,000. She said that it had been difficult to raise money for the reserve fund with this amount. She said that Toad has contacted 6 painting contractors to submit proposals to paint the buildings. Of the 4 who submitted proposals the cost was between \$18,000 and \$32,000. She said that the Townhomes have \$19,000 in their account and that they have paid some of the master dues that have been owed. She said that during the winter there was not enough to pay the master dues. Angela said that the owner who is in arrears was working through bankruptcy court and that the Association could not go after dues that were in the past. The Association had to write off \$5,000 in unpaid back dues. The Association will be able to get back 6 months of dues when the bankruptcy process is finalized. Because the owner does not live in Gunnison County the Association cannot take them to small claims court.

Angela said that she had been speaking with the painting contractors to see if there are any pieces of the painting that could be done within budget. She said that the dues increase last year was not popular but that it is necessary to complete the necessary maintenance. Chris Young said that some buildings were painted recently and that the quality of the job was lacking.

There was a brief discussion about the painting for the buildings. Gordon said that painting the buildings in a rotating manner would be the ideal outcome. The paint should last 4-5 years and one building could be painted per year in the cycle. Angela suggested a minimum dues increase of \$25 would help to build the reserve to begin this process. Gordon said that even a \$50 per month increase would barely provide to cover these costs. Angela said that the other item that needs to be planned for is the roofs of the buildings. There are cosmetic problems with the roofs and there are areas that will likely need repairs this year. Gordon said that if there is another big ice year it will be more damaging than a big snow year but these costs should be planned for.

Graham Elliot spoke about the budget deficit. He said that there was a \$15,000 deficit last year and the Association is close to have large financial problems. He said that if the Association does not raise dues there will be no money left for maintenance. Angela said that the last special assessment for the Association was in 2008. This was a very large snow year. Graham asked if the management had raised its snow removal costs and Angela said that they have not. Gordon explained that the ice problems last year were caused by high temperatures during the day and lack of snow which takes more time and man-hours.

Chris Young does not believe that the costs for painting the buildings should be so high and he thinks that it can be done for less. Gordon explained that a dues increase can be more palatable rather than a large special assessment. Gordon also explained that Toad does not mark-up any of the prices from contractors for these projects. Angela said that most of the bids that came in were within a few thousand dollars of each other which shows that the pricing is competitive.

Graham Elliot suggested taking a longer term look and perhaps replacing siding and decking with composite materials that would not require much less maintenance. Gordon said that this would be a very high cost. Jessica Legere said that she has replaced several items on their unit and that the cost has been minimal. She suggested that more owners need to take this approach. Josh Legere said that he would prefer to paint his unit himself. Gordon said that this is a difficult approach in a townhome Association.

Angela said that based on the costs received from the painting contractors the need for the reserves is around \$25,000 per year to keep up with this maintenance item. She said that at a minimum there should be a \$50 dues increase to begin to build the reserves. Graham noted that as people are buying and selling townhomes in Pitchfork the lenders and inspectors are not accepting the units as they need repairs. Gordon said that in order to maintain the property, the dues must increase. He also said that the developer began the project with the idea of low dues and that is not enough to take care of the buildings.

Tyler King made a motion to raise the dues \$75 per month. This motion was seconded by Graham Elliot. This motion was opposed by the majority.

A motion was made to raise the dues \$60 which was opposed by the majority.

Chris Young made a motion to raise the dues \$50 per month. Tyler King seconded the motion and it was approved by the majority. The dues will be raised by \$50 per month beginning January 1, 2016.

All were in favor of a motion made for a second account to keep money separate while building this painting reserve.

Josh Legere said that he would not like any work done on his unit as he has already done these the touch up items.

Several people would like to see more done for the birds building nests in the peaks of the roofs. Gordon said that Toad installed deterrents on many of the buildings and that Toad also sprayed down the nests while they were being built. The deterrents were not very successful in keeping the birds from nesting.

Election

There were 4 individuals who were willing to run for the 2 open Board positions. Graham Elliot, Josh Legere, Tyler King and August Strippelhoff gave brief introductions prior to the vote. A vote was conducted and the Board will be as follows:

<u>Director</u>	<u>Term Expiration</u>
August Strippelhoff	2018
Chris Young	2017
Tyler King	2016

Chris Young said it was great to see such a great turnout for the meeting and he looks forward to having people work together to continue to build a great community.

Tyler asked if there is anywhere to have a swing set for the children. It was discussed but there are many limitations including space and insurance requirements. Chris said that perhaps there is an option to build something in the traffic island. It was noted that the traffic there would be prohibitive.

The meeting adjourned at 7:11 p.m.

Prepared by: Rob Harper
Toad Property Management, Inc. Manager