

**PITCHFORK CONDOMINIUM ASSOCIATION, INC.**

**ANNUAL MEETING OF OWNERS**

**AUGUST 22, 2012**

**318 ELK AVENUE, SUITE 24**

**CRESTED BUTTE**

Angela Reeves of Toad Property Management called the meeting to order at 10:05 a.m. Angela said notice of meeting had been mailed on August 11, 2012.

**Roll Call/Establish Quorum**

**Members Present in Person:**

Amy Williams                      Unit C

**Proxies given to Amy Williams**

Michael Strauch                  Unit A

2 owners (33%) were represented at the meeting.

Gordon and Angela Reeves    Toad Property Management, Inc.

**Reading and approval of past minutes**

Angela said minutes of the September 15, 2011 meeting had been mailed to all owners.

**Reports**

Angela Reeves said the last year has been very eventful for her and Gordon. She explained they sold the property management business 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 three owners were in arrears and two of them were not making any payments and consequently the association was spending more than it was receiving in dues.

Angela said snow removal was low as it had not been necessary to clear snow off the roof

due to the light snow year. That had helped cash flow a little and there was presently \$2,016 in the bank account.

Amy suggested putting corrugated metal along the front of the building in the future to reduce long term maintenance costs.

Amy said parking was extremely difficult as some townhome owners or tenants were not parking in their garages. Angela said they would distribute notes to those units.

### **Election of Executive Board**

Angela explained there was one vacancy on board and Amy suggested Trent Sanderson join the board.

President	Amy Williams
Vice President	Michael Strauch
Secretary/Treasurer	Amy Williams

The meeting adjourned at 11:00 a.m.

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