

**PITCHFORK FLATS ASSOCIATION, INC.
SPECIAL MEETING OF OWNERS
OCTOBER 14, 2015 5:00 P.M.
318 ELK AVENUE Ste. 24**

Rob Harper of Toad Property Management called the meeting to order at 5:05 p.m. and said that Notice of the meeting was sent on October 5th, 2015. There was a quorum with 4 of the 8 units represented.

Members Present in Person:

Bill Coburn	412 Horseshoe
Krista Powers and Dodson Harper	102c Big Sky
Sarah Madaj	102a Big Sky
Scott and Teri Winget (Phone)	102d Big Sky
Rob Harper	Toad Property Management, Inc.

Election of the Executive Board

Bill made a motion to appoint the following to the newly created Executive Board:

<u>Director</u>	<u>Title</u>	<u>Term Expiration</u>
Krista Powers	President	2018
Sarah Madaj	Vice President	2017
Bill Coburn	Secretary/Treasurer	2016

Dodson seconded this motion and it was approved unanimously.

Rob addressed the questions posed by Krista in an earlier e-mail.

1) 2015 legal fees are \$240 - budget is \$40...why so high this year? *This was to create the new Policies and Procedures for the HOA. Rob explained that these are required by State law and will be signed into effect by the new President of the Board.*

2) 2014 general maintenance and repair \$ 2429 - budget \$400-please give more detail. *Rob explained that this was for several maintenance items. Roof repair, drywall repair, screen repair, etc. Sarah explained that there was a leak in their building stemming from an inoperable furnace which caused a water line to freeze and burst which caused damage. There was also some damage to drywall in 416 Horseshoe.*

3) '14 & '15 ground maintenance are both over budget? *Rob explained that perhaps the budget is lower than it should be.*

4) Town lot in front of our building used for larger Pitchfork HOA snow storage? Was there a trade with Toad and Mtn CB...pulling noxious weeds/snow storage?

Did we pay for this or was it out of the larger HOA fund? *Rob said that this was discussed at the Annual Meeting. This lot is owned by the Gunnison Valley Housing Authority. At the Annual Meeting it was decided to pull the weeds and use the lot for snow storage. This was paid for by the Master Association.*

5) What % of our dues go to larger HOA vs Flat dues? And what does our money pay for? *Rob said that the Total monthly Dues from the Flats is \$1,934.55 and \$440.00 (22.7%) of that is paid to the Master Association leaving \$1,494.55 (77.3%) as Flats dues income. Rob also explained that the Master dues cover common space maintenance, water, snow removal, management fees, etc.*

6) Can 102 Big Sky separate from other building to form own HOA? *Rob said that he spoke to David Leinsdorf about this and that he said yes it is possible however he would not suggest it. Rob also said that in the covenants it is clear that Special Assessments can be split by building. Everyone agreed that going forward assessments would be done per building for major repairs. It was also agreed that the Board would be responsible for determining these assessments.*

102 Big Sky maintenance issues:

1) Painting our building? *This will be done as needed with assessments done on a per building basis.*

2) Our roof screws need attention, many are backing out creating a potential waterproofing issue. *It was agreed that this would be a Flats maintenance item and should be covered by the general maintenance budget. Rob said that he will have Pinnacle Roofing do a 'glue and screw' before winter to address any roof issues.*

Scott asked what the policy is on removing snow from behind his unit. It was agreed that Toad would be sure to shovel this area as needed.

Rob suggested having the Flats Annual Meeting at the same time as the rest of the Pitchfork Annual Meetings.

Dodson said that his sprinklers were on far too much during the summer. Rob said that they would attempt to take care of this next year and that sprinklers had been blown out for the season.

The meeting adjourned at 5:35 p.m.