

**PITCHFORK FLATS ASSOCIATION, INC.
SPECIAL MEETING OF UNIT OWNERS
412, 414, 416 AND 418 HORSESHOE DRIVE
OCTOBER 21, 2019 – 11:00 AM
TOAD PROPERTY MANAGEMENT, 318 ELK AVENUE
CRESTED BUTTE**

Rob Harper of Toad Property Management called the meeting to order at 11:02 a.m.

Members Present by Phone:

Amy Mcfadzean	412 Horseshoe
Kathryn Keller	414 Horseshoe
Melissa Veranghe	416 Horseshoe

Rob Harper	Toad Property Management
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Rob confirmed the meeting had a quorum with three of the four owners participating.

Rob explained the purpose of the meeting was to address issues found at the building during maintenance. Rob said work had been performed to address and hopefully solve the ongoing leak into 416 and also to address moisture entering other parts of the building. Rob said after removal of some siding significant rot had been located on the south and east sides of the building. Rob explained the insurance company had sent an inspector but as yet no report had been received and it was unclear if the insurance company would open a claim.

Amy said the deck at 412 Horseshoe had been replaced and during that work a deck drain and nonfunctioning heat system had been discovered. After replacement of the deck the heat system had been turned on. Rob agreed to follow up and find out if 418 Horseshoe had a similar heat system.

Rob said approximately \$7,400 had already been spent repairing or investigating issues at 412, 414, 416 and 418 Horseshoe. It was agreed the deck at 412 would also be inspected as soon as possible to understand the heat system and drainage.

After discussion Kathryn made a motion to levy an immediate special assessment of \$8,000 for the building with the assessment prorated between the four units based on square footage. Amy seconded the motion and it was unanimously approved.

Kathryn said there was a problem with the driveway at 414 Horseshoe which would need to be addressed.

Rob said he would meet with Pete of Blue Dog Home Improvements and once again inspect the building and report back to owners. Rob also agreed to notify owners as soon as a response was received from the insurance company.

The meeting adjourned at 11:36 a.m.

Prepared by: Rob Harper
Toad Property Management, Manager

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