

**PITCHFORK FLATS ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**OCTOBER 25, 2017 – 5:00 PM**  
**TOAD PROPERTY MANAGEMENT, 318 ELK AVENUE**  
**CRESTED BUTTE**

Rob Harper of Toad Property Management called the meeting to order at 5:04 p.m.

**Members Present in Person:**

Sarah Madaj	102a Big Sky
Krista Powers	102c Big Sky
Rob Harper	Toad Property Management, Inc.

Rob confirmed the meeting had a quorum.

Krista made a motion to appoint the following officers. Sarah seconded the motion and it was unanimously approved.

President	Krista Powers
Vice President	Sarah Madaj
Secretary/Treasurer	James Gaston

Krista made a motion to approve the nine Responsible Governance Policies as distributed. Sarah seconded the motion and it was unanimously approved.

Rob said Spring Creek Landscaping would not be able to install a Moisture Control System for the landscaping until the Spring. Krista said she was happy to adjust the Rain Bird settings if Lauren was comfortable giving her access to the Unit 102d storage unit.

Rob said the exterior painting cost for 102 Big Sky was \$12,380 and Sarah said Mike Keith of Complete Coverage had done a good job. It was agreed a mistake had been made on the invoicing and Rob agreed to mail adjusted invoices to reflect the actual cost of the work allocated to the units in accordance with the Covenants.

Krista and Sarah said they had received a letter from a realtor asking if owners would change the Covenants to permit short term rentals. After a short discussion it was agreed the process to amend the Covenants would involve attorney fees and at the present time it was not something the Board wanted to pursue.

Krista made a motion to adjourn the meeting at 5:18 pm. Sarah seconded the motion and it was unanimously approved.

---

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