

PITCHFORK TOWNHOMES ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
NOVEMBER 29, 2022 – VIA ZOOM

Hannes Gehring of Toad Property Management called the meeting to order at 5:33 p.m., confirmed that notice of meeting had been mailed on November 11, 2022 and said there was a quorum.

Roll Call/Establish Quorum

Members Present via Zoom:

Shawn & Kat Harrington	508 Horseshoe
Graham Holland	105 Pitchfork
Petr Holubar & Emilee Gaebler	114 Big Sky
Tyler King	111 Big Sky
Jess Legere	502 Horseshoe
Don Wiseman	107 Big Sky
Lauren Warrem	504 Horseshoe
Lauren Koelliker	505 Horseshoe
Zach Guy	103 Pitchfork

Also, in Attendance:

Hannes Gehring	Toad Property Management
Rob Harper	Toad Property Management

Don Wiseman made a motion to approve the minutes of the August 9, 2021 meeting. Jess Legere seconded the motion and it was unanimously approved.

Hannes Gehring said the insulation in the roof spaces of six of the buildings had been completed by Accurate Insulation. Hannes explained he had been with the crew throughout the project and thanked owners for allowing the crew access to the roof spaces. Hannes said two small discounts had been negotiated with Accurate Insulation. One discount for a later start date than originally anticipated and another discount for owners allowing the work to be completed on a Saturday. Hannes explained the project would finish under budget due to those discounts. Hannes thanked Don Wiseman for his work setting up the contact with Accurate Insulation and making the project happen.

Don Wiseman said he had walked around the neighborhood after a large storm and said it appeared from the outside as if the new roof insulation had reduced the number of icicles. Jess Legere said the roof insulation had helped with heat in the colder parts of her unit.

Don explained most owners had paid the special assessment for the Accurate Insulation work and reminded those who had not yet paid that the due date for that special assessment was December 15th.

Hannes said the 2023 Budget had been approved by the Board. Don Wiseman explained units would have an increase of approximately \$10 per month and the amount would vary by the number of bedrooms. There would also be an increase of \$10 per month, per unit for the Master Association dues. Don said the capital assessment of \$45 would continue for each unit and he said he hoped there would be funds available for exterior painting in 2023.

Hannes said he continued to speak with insurance companies in an attempt to lower the insurance premiums. Lauren Koelliker asked if insurance companies could confirm if any increase in premiums was due to short term rentals. Don Wiseman explained the insurance agents he had spoken with had not indicated the rate was impacted by the number of short term rentals.

Lauren Koelliker made a motion to ratify the 2023 Budget as presented. Emilee Gaebler seconded the motion and it was unanimously approved.

Hannes explained Tyler King was willing to continue on the Board for an additional three year term. Don Wiseman said the Board would be working on a capital plan for future expenses. Lauren Warrem said she would be happy to assist with the preparation of the capital plan and Don Wiseman said Troy Russ had also volunteered to assist. Don said work would start on the capital plan in 2023.

Hannes Gehring said Emilee Gaebler had asked for clarification on how the dues were allocated within the Association. Hannes explained after research he could confirm the dues should be based on the number of bedrooms in accordance with the Covenants. However, the Covenants were not specific on how capital assessments should be allocated. Hannes said some time in the past the dues had been increased by a percentage increase instead of using the actual per bedroom rate. The allocation of dues had now been adjusted to accurately reflect the rate for the specific number of bedrooms. Hannes said the adjustments to the dues were small and from 2023 the allocations had been corrected to match the Covenants.

Don Wiseman explained the adjustment resulted in the 2023 rates being \$401.15 for two bedroom units and \$536.72 for the three bedroom units. The Board and Toad were thanked for working through the process to correct the figures.

Don Wiseman said exterior painting had to be paused for two years as funds had to be used for other things. As soon as funds allowed, which would hopefully be Spring 2023, two buildings, one on Pitchfork and one on Big Sky would be painted.

Don encouraged owners to reach out to him or Toad with questions.

Don explained there had been a meeting with the Town of Mt. Crested Butte to discuss snow removal. Don said winter parking regulations would be enforced as the Town required the spaces to help with snow removal. Don explained there was a good working relationship with the Town snow removal crews and Don asked for patience on some of

the big snow removal days as everyone would be working hard to have everything clear as soon as possible.

The next meeting was scheduled for Wednesday, November 29, 2023. A request was made for an in-person meeting with the option to have Zoom for owners who could not attend.

At 6:20 p.m. Emilee Gaebler made a motion to adjourn the meeting. Zach Guy seconded the motion and it was unanimously approved.

Prepared by: Rob Harper
Toad Property Management, Manager

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