

**PITCHFORK ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
DECEMBER 18, 2024 - VIA ZOOM**

Scott Winget called the meeting to order at 6:05 p.m. Alex of Toad Property Management confirmed that notice of meeting had been mailed on December 8, 2024 and there was a quorum.

Roll Call/Establish Quorum

Members Present by Zoom:

Kathryn Keller	414 Horseshoe
Matthew Shipps	418 Horseshoe
Zachary Guy	103 Pitchfork
Troy Russ – proxy to Zach Guy	105 Pitchfork
Emilee Gaebler	106 Pitchfork
Sara Robbins	110 Big Sky
Lilavati Eberle – proxy to Kalib Abrams	201 Pitchfork
Kalib Abrams	203 Pitchfork
Lauren Koelliker	505 Horseshoe
Kat Harrington	508 Horseshoe
Jenna May	101 Horseshoe
Kristine Pivarnik	101 Tin Cup
Kara Lamm	103 Horseshoe
Scott Winget	104 Big Sky
Kristina Hess	104 Horseshoe
Michael Cartwright	106 Big Sky
Scott Robson	108 Big Sky
Nicholas Stevens	118 Big Sky
Maguerite Hebert	202 Horseshoe
Todd Fisher	202 Pitchfork
Thomas Wuller	204 Pitchfork
Randall J Willis	207 Pitchfork
Nancy McCoy	301 Horseshoe
Natalie Ehmsen	304 Horseshoe
Kevin Bach	316 Horseshoe
George Crump	320 Horseshoe
Pete Weber	402 Horseshoe
Roger & Debbie Long	408 Horseshoe
Kristine Keane	409 Horseshoe
Ainsley Green	410 Horseshoe
Jennifer Ford	501 Horseshoe
Alex Summerfelt	Toad Property Management
Bayliss Baker	Toad Property Management

Steve Morris made a motion to approve the December 13, 2023 meeting minutes. Meghan Bach seconded the motion and it was unanimously approved.

Alex Summerfelt introduced Bayliss Baker who had recently joined the Toad team and would be assisting Alex.

Alex said the Association was in a healthy financial position and it had been a busy year. Cost savings were being made when possible. Alex thanked the Parking Committee for their work in addition to the work of the board members.

Alex reminded owners who were operating short term rentals to register with the Town and also with Toad Property Management. A survey would be sent to all owners in 2025 and Alex encouraged owners to respond.

A 2025 Budget and 2024 Actual versus Budget had been circulated to all owners. Alex explained the income and expenses and said the 2025 Budget did not include a dues increase.

Alex Summerfelt explained the Checking Account had approximately \$12,046 and the Reserve Account had approximately \$21,791.

Alex encouraged owners to reach out to him with questions or concerns.

No veto of the 2025 Budget was made and the 2025 Budget ratified as presented.

Alex Summerfelt thanked Board members for their participation during the year. Jess Legere was willing to continue on the Board and Scott Robson had volunteered to join the 5 person Board. There were no additional volunteers and Scott Robson and Jess Legere introduced themselves.

Scott Winget made a motion to appoint Jess Legere to the Board for an additional term. Corey Dwan seconded the motion and it was unanimously approved.

Kyle Koelliker made a motion to appoint Scott Robson to the Board. Zach Guy seconded the motion and it was unanimously approved.

Concern was expressed about the large size of the trash and recycling bins as garage space was limited. Alex Summerfelt said he would reach out to the Town of Mt. Crested Butte and Waste Management to determine if smaller containers or a central location would be an option at a similar cost. Owners were reminded trash containers should be kept in garages and only put out curbside on the day of collection due to bear activity in the neighborhood and in accordance with the Covenants.

Corey Dwan of the Parking Committee explained the Committee had been working with the Town of Mt. Crested Butte to remove public parking and make those spaces just for Pitchfork owners or guests. Beth Appleton, legal counsel, had started work on

documents to remove public parking and some owners would be asked to sign those documents if they had a parking easement on their lot. The Association already paid to have those parking areas cleared of snow and the parking proposal would be presented to the Board on January 15, 2025. There would then be an opportunity for all owners to vote on the proposal. Scott Winget thanked Corey Dwan for continuing the work on the Parking Committee. Additional signage would be installed and additional enforcement measures would be implemented if necessary.

Alex Summerfelt reminded owners it was necessary to submit a Design Review Application prior to any exterior changes.

The next meeting was scheduled for Wednesday, December 3, 2025 at 6:00 p.m.

Dogs must not be allowed to roam the neighborhood and dog owners were reminded to pick up after their dog. All renters needed to receive the same instructions.

Corey Dwan said parking for residents and short term rental guests was limited and any excess vehicles would have to be parked at The Lodge at Mountaineer Square and the overnight parking fees paid. Concern was expressed about vehicles stored and not moved on a regular basis. Alex Summerfelt encouraged owners to reach out to him with any concerns. Street parking spaces were not designated to specific units and it was on a first come, first served basis.

Alex Summerfelt said owners would have the opportunity to vote on the proposed parking changes. Alex explained there would be two informational meetings for owners to learn more about the vote – February 26, 2025 and March 18, 2025 at 6:00 p.m. (MT).

At 6:48 p.m. Corey Dwan made a motion to adjourn the meeting. Kathryn Keller seconded the motion and it was unanimously approved.

Prepared by Rob Harper of
Toad Property Management, Manager of
Pitchfork Association