

PITCHFORK CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING OF OWNERS

AUGUST 15, 2017 2:00 P.M.

318 ELK AVENUE, SUITE 24

Rob Harper of Toad Property Management called the meeting to order at 2:10 p.m. Rob said notice of meeting had been mailed on July 21, 2017.

Roll Call/Establish Quorum

Members Present in Person:

Amy Williams	Unit C
Chris Dach	Unit D
Scott Harris	Unit E

3 owners (50%) were represented at the meeting.

Rob Harper Toad Property Management, Inc.

Reading and approval of past minutes

Scott made a motion to approve the minutes of August 10, 2016. Chris seconded the motion and it was approved unanimously.

Reports

Rob said it had been possible to keep snow removal within budget despite the heavy snow in December, January and February. Rob explained he had negotiated a deal with Mt. Crested Butte Water & Sanitation to store snow across the street from the building.

Rob said he had spoken to the master Board about changing the traffic island to store more snow and that suggestion was still being considered although it had met with opposition from several people.

Rob explained Timberline Mechanical had responded promptly to a heat failure in January and made immediate repairs.

Rob explained the south side of the building had been leaking and an insurance adjuster would inspect the building at the end of the week. Rob said the association would be responsible for the \$1,000 deductible and at the present time it was unclear how much of the repair work the insurance would cover. Once the insurance company reviewed the

damage and repair costs it would be known if a special assessment would be necessary to repair the outside of the building and the damaged unit.

Chris said bears were active in the neighborhood and Rob said he would meet with Chris to discuss options and then distribute notices to all units.

Chris and Scott agreed to paint the storage shed and stain the decks and the association would provide the materials.

Budget Discussion

Rob explained the association was very short of funds and slow payers were making it difficult to cover expenses. It was agreed the Collection Policy would be followed and penalties added for late payment.

Rob said he had reviewed expenses over a 10 year period and expenses in the valley had on average increased by 4% to 6% per year but dues had not increased by a similar amount.

After discussion Scott made a motion to increase dues to \$360 per month, per unit, effective September 1, 2017. Amy seconded the motion and it was unanimously approved.

Election of Executive Board

Rob explained there was vacancy for a three year term on the Board and as there were no volunteers it was agreed to continue with a two person Board until a volunteer came forward. Scott made a motion to elect the following officers, Chris seconded the motion and it was unanimously approved:

President	Scott Harris
Vice President/Secretary/Treasurer	Chris Dach

Amy made a motion to adjourn the meeting at 3:24 p.m. Chris seconded the motion and it was unanimously approved.

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