

**PITCHFORK ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 2, 2018**  
**QUEEN OF ALL SAINTS MEETING ROOM**  
**CRESTED BUTTE**

Rob Harper, Manager, called the meeting to order at 5:36 p.m. Rob confirmed that notice of meeting had been mailed on June 22, 2018.

**Roll Call/Establish Quorum**

**Members Present in Person:**

Bill Coburn and Pitchfork LLC	6 units
Chris Young	203 Pitchfork
Kathryn Keller	414 Horseshoe
Roman and Betsy Kolodziej	102 Horseshoe
Josh and Jessica Legere	502 Horseshoe
Shawn Zarecki	510 Horseshoe
Laurie Bolard	118 Big Sky
Ed Corcoran	105 Horseshoe
Steve Morris	501 Horseshoe
Kathryn and Brett Hubert	301 Horseshoe
Kristine Pivarnik	101 Tincup
Graham Holland	105 Pitchfork
Maryanne Embury	112 Pitchfork
Mark Gwillim	403 Horseshoe
Lisa Pisano	101 Horseshoe
Lauren Daniel	505 Horseshoe
Huston McMillan	512 Horseshoe
Zach Guy	103 Pitchfork

**Members Present by Phone:**

Martha Griffin	201 Horseshoe
Kristian Keane	409 Horseshoe
Robert Higgins	206 Pitchfork
Rex Stout	404 Horseshoe
Cody Benisch	203 Horseshoe
Tyler King	111 Big Sky
Rob Durgan	107 Pitchfork

**Proxy received for:**

Proxy to Bill Coburn	
Pete Weber	402 Horseshoe
David O'Brien	312 Horseshoe

Proxy to Josh or Jess Legere  
Kat and Shawn Harrington 508 Horseshoe  
Robert McFadzean 412 Horseshoe  
Beth Warrem 504 Pitchfork

Proxy to Corey Dwan  
Mary Shaw 400 Horseshoe

Proxy to Ed Corcoran  
Robert Yuskaitis 104 Horseshoe

Proxy to Steve Morris  
Michael Ford 501 Horseshoe

Rob Harper Toad Property Management  
Jim Ruthven Toad Property Management  
Corey Dwan Bluebird Real Estate

### **Reading and approval of past minutes**

Bill Coburn made a motion to approve the August 3, 2017 meeting minutes. Kathryn Keller seconded the motion and it was unanimously approved.

### **Reports**

Rob Harper thanked the Board for their hard work during the past year regarding short term rental rules and regulations. Rob reminded owners bears were very active and trash should be kept in bear proof containers or stored in the garage prior to collection day.

Rob said a low snow year had kept expenses under budget but due to the lack of moisture Mt. Crested Butte Water & Sanitation had limited grounds watering to just two days a week, a total of 8 hours. Rob explained the early emergency watering restrictions and lack of moisture had made it difficult to keep the landscaping looking good. Rob said there had been eleven sales in Pitchfork since the last annual meeting. Rob explained the County had approached the Town with sketch plans for a 4 or 6 plex on Lot 34. Rob said no additional information was available at this time for Lot 34 and Chris Young said the Town was considering snow storage and potential land swap options for Lot 34.

Bill Coburn gave a construction update and said units were sold on Lot 4, construction was underway on Lot 36 and construction on the south lots would probably start next year.

Rob said the proposed 2019 Budget kept dues at the same level as 2018 and the 2018 dues income figure shown in the financial report was incorrect. Rob said the 2018 dues increase and the low snow year had allowed the association to add funds to the reserve

account. Kathryn Keller made a motion to approve the 2019 Budget as distributed. Roman Kolodziej seconded the motion and it was unanimously approved.

Rob said John Bertrand had his house under contract and had agreed to stay on the Board until the house sold. Jess Legere volunteered to join the Board when John sold his house and Rob agreed to contact Jess when that happened so she could complete the unexpired term.

Rob explained the draft short term rental policy had gone through the 30 day comment period and the Board was now ready to adopt the short term rules and guidelines and wanted to give owners another opportunity to comment at the meeting and the Board would adopt at their next Board meeting. Rob said the Board wanted owners to share the rules with their guests and renters and hopefully those guests and renters would follow the rules and guidelines and if they didn't Rob would be able to reach either the owner or a local management company to solve the issue. Chris Young explained a \$25 rental fee together with a rental confirmation needed to be submitted to Toad Property Management for each rental of less than 14 days and the \$25 fee would go towards additional administration and enforcement costs. Roman Kolodziej explained any increases in insurance premiums due to short term rentals would be the responsibility of the owners who were renting their unit and Rob said the specific details would be worked out when and if the insurance premiums increased due to short term rentals. A long discussion followed regarding the \$25 fee for each rental of less than 14 days and a flat annual fee instead of the per rental rate.

Chris Young confirmed speed limits on the roads in Pitchfork were set and enforced by the Town and concern was expressed about vehicles travelling too fast. Bill made a motion for Toad to approach the Town to reduce the speed limit to 15 mph. Kathryn seconded the motion and it was unanimously approved.

Rob agreed to speak to Gunnison County and find out if they would be willing to sell Lot 34 and what the price would be.

As there was no additional business Bill Coburn made a motion to adjourn the meeting at 6:28 pm. Kathryn Keller seconded the motion and it was unanimously approved.

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