

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

Rob Harper of Toad Property Management called the meeting to order at 6:34 p.m. and confirmed that notice of meeting had been mailed on June 22, 2018.

Roll Call/Establish Quorum

Members Present in Person:

Josh and Jessica Legere	502 Horseshoe
Chris Young	203 Pitchfork
Lauren Daniel	505 Horseshoe
Robert Durgan	107 Pitchfork
Zach Guy	103 Pitchfork
Graham Holland	105 Pitchfork

Members Participating by Phone:

Tyler King	111 Big Sky
Alex Hagerty	101 Pitchfork

Proxy received for:

Proxy to Josh Legere	
Kat and Shawn Harrington	508 Horseshoe
Beth Warrem	504 Pitchfork
Proxy to Corey Dwan	
Elizabeth Lamphere	104 Pitchfork

12 owners (48%) were represented at the meeting.

Also, in Attendance:

Rob Harper	Toad Property Management
Jim Ruthven	Toad Property Management

Chris Young made a motion to approve the August 3, 2017 minutes as distributed. Jess Legere seconded the motion and it was unanimously approved.

Rob Harper said the draft 2019 Budget kept dues at the same level as 2018. Rob explained the prior year dues increases together with the light snow year had allowed the association to build reserves. Chris Young made a motion to approve the draft 2019 Budget. Jess Legere seconded the motion and it was unanimously approved.

Jess Legere said she was willing to continue on the Board for an additional term. Chris Young made a motion for Jess Legere to continue on the Board for an additional three year term. Lauren Daniel seconded the motion and it was unanimously approved.

After discussion it was agreed the four units on Lot 6 would be next on the painting schedule and work would be continued on the south side decks on Big Sky. Tyler King said the painting schedule was working and the neighborhood looked good. Rob Durgan asked when 101, 103, 105 and 107 Pitchfork would be on the painting schedule. After discussion it was agreed 101, 103, 105 and 107 Pitchfork would be on the schedule for 2019. Tyler King said the next big expense would be the roofs and Rob Harper said a couple of units had problems.

Rob Harper said the hot tub lawsuit was ongoing with the trial set for March, 2019 and there was nothing new to report at this time.

Chris Young suggested adding a small, low fence on the deck of Lot 44 to shield items from view and Rob Harper agreed to review options.

Rob Harper said the watering restrictions made it very difficult to keep the landscaping looking good.

Jess Legere said parking had been a problem and there was a discussion about winter parking regulations. Alex Hagerty said she had been experiencing problems with people parking vehicles in her parking spaces and asked that people contact her to obtain permission prior to parking and the association assist with the problem.

Chris Young made a motion to adjourn at 7:06 pm. Jess Legere seconded the motion and it was unanimously approved.

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