

PITCHFORK ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 3, 2017
QUEEN OF ALL SAINTS MEETING ROOM
CRESTED BUTTE

Rob Harper, Manager, called the meeting to order at 4:10 p.m. Rob confirmed that notice of meeting had been mailed on June 28, 2017.

Roll Call/Establish Quorum

Members Present in Person:

Bill Coburn and Pitchfork LLC	7 units
Josh and Jessica Legere	502 Horseshoe
Chris Young	203 Pitchfork
Robert Durgan	107 Pitchfork
Tyler King	111 Big Sky
Susan Reeves	104 Big Sky
Jen OBrien	312 Horseshoe
Codie Aljets	405 Horseshoe
Lauren Daniel	505 Horseshoe
Roman and Betsy Kolodziej	102 Horseshoe
John and Andrea Bertrand	401 Horseshoe
Scott Yost	407 Horseshoe
David Scott Harris	110 Pitchfork, Unit E
Chris Dach	110 Pitchfork, Unit F
Pete Sedunov	102 Tincup
Kathryn Keller	414 Horseshoe

Members Present by Phone:

Janet Bowman	118 Big Sky
Rex Stout	404 Horseshoe
Bob & Nancy Yusaitis	104 Horseshoe

Proxy received for:

Proxy to Bill Coburn Stanley Elofson	110 Big Sky
Proxy to Josh Legere Kat and Shawn Harrington Robert McFadzean Kristian Keane	508 Horseshoe 412 Horseshoe 409 Horseshoe

Proxy to Chris Young
Sarah Madaj

102 Big Sky, Unit A

Proxy to Tyler King
Diana Gibson
Wayne & Heather Kearney

114 Big Sky
116 Big Sky

32 owners (33%) were represented at the meeting.

Rob Harper

Toad Property Management, Inc.

Reading and approval of past minutes

Bill Coburn made a motion to approve the August 4, 2016 meeting minutes. John Bertrand seconded the motion and it was unanimously approved.

Reports

Bill Coburn gave a quick update on construction. Bill explained the duplex under construction on Lot 4 was delayed due to the large amount of snow received during the winter and apologized for the impact on neighboring properties. Bill confirmed the units would not be deed restricted. Bill explained the next project would be a duplex on Lot 36.

Rob Harper said too much snow in a short period of time made it difficult to clear and store snow. Rob explained he had negotiated the right to push snow onto Mt. Crested Butte Water & Sanitation land on the opposite side of Gothic Road and that had significantly reduced trucking costs. Rob explained the Board was considering making changes to the traffic island to allow more snow to be stored there. A request was made that owners have the opportunity to view plans prior to the work commencing.

Rob explained Toad was currently reviewing software to allow online bill pay and the opportunity for owners to review statements on line. Rob said he hoped the service would be available in approximately two months.

Rob said despite the large amount of snow the Pitchfork 2017 expenses looked good. Rob explained Toad and the Town had worked well together during a very difficult time and as construction continued in Pitchfork and on the neighboring land owned by Wayne Meredith many areas used for snow storage in the past were no longer available. Rob said because of the density of Pitchfork a combination of machines was necessary to move snow and both Toad and the Town were restricted to specific snow storage areas.

Rob said a review of Pitchfork expenses over the past 10 years had shown a 2% increase each year and only small reductions could be made in the expenses. After discussion John Bertrand made a motion to increase dues by \$5 per unit, per month. Josh Legere

seconded the motion and it was agreed the Board would review a \$5 dues increase to start in 2018.

Rex Stout asked if the association was incurring additional costs due to trash removal or responding to parking, noise or dog complaints at homes being rented through VRBO. Rob Harper said all communities were struggling with the short term rental issue and complaints or fines were being handled in many different ways. After a long discussion Rex made a motion asking the Board to prepare rules regarding short term rentals with a fine schedule for noncompliance. John Bertrand seconded the motion and it was unanimously agreed the Board would prepare a list of rules similar to those used by other associations.

It was suggested the Board periodically remind owners of their responsibility to control their dogs and be considerate of their neighbors.

Board of Directors

After discussion John Bertrand made a motion to appoint Bill Coburn, Chris Young, Kathryn Keller and Roman Kolodziej to the Board for three year terms. Josh Legere seconded the motion and it was unanimously approved.

New Business

It was agreed the 2018 annual meeting would be held on Thursday, August 2, 2018 at 5:30 pm. The Council Chambers at the Town of Mt. Crested Butte was suggested as a venue.

Bill Coburn said the dumpster by the bus stop had to be removed. After discussion it was agreed owners of the four units would use individual garbage cans and be responsible for putting the garbage cans curbside on trash collection days.

John Bertrand thanked Rob Harper for his work and responsiveness.

Adjourn

As there was no additional business John Bertrand made a motion to adjourn the meeting at 5:30 pm. Bill Coburn seconded the motion and it was unanimously approved.

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