

**PITCHFORK ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 6, 2020 - VIA ZOOM**

Scott Kelley, Toad Property Management called the meeting to order at 5:35 p.m. Scott confirmed that notice of meeting had been mailed on July 16, 2020 and there was a quorum.

**Roll Call/Establish Quorum**

**Members Present by Zoom:**

Claire Bateman	312 Horseshoe
Bill Coburn	314, 316, 318 & 320 Horseshoe
Nicholas and Brittany Coutts	112A Pitchfork
Natalie Ehmsen	304 Horseshoe
Jonathan Ellsworth	106 Horseshoe
Todd Fisher	202 Pitchfork
Kristina Hess	104 Horseshoe
Roger Long	408 Horseshoe
Kristian Keane	409 Horseshoe
Kathryn Keller	414 Horseshoe
Roman Kolodziej	102 Horseshoe
Prewitt Lane	208 Horseshoe
Jess Legere	502 Horseshoe
Jason Martin	103 Tincup
Nancy McCoy	301 Horseshoe
Steve Morris	501 Horseshoe
John Segal and Christy Schoedel	503 Horseshoe
Nicholas Stevens	118 Big Sky
Rex Stout	404 Horseshoe
Peter Weber	402 Horseshoe
Robert Welch	510 Horseshoe
Teri Winget	104 Big Sky
Shawn Zarecki	510 Horseshoe
Terry Crocker	101 Pitchfork
Lauren Daniel	505 Pitchfork
Joshua Futterman	106 Pitchfork
Shawn Harrington	508 Pitchfork
Graham Holland	105 Pitchfork
Tyler King	111 Pitchfork
Elizabeth Warrem	504 Pitchfork
Don Wiseman	107 Pitchfork
Chris Young	203 Pitchfork
Robert and Amy McFadzean	412 Horseshoe
Melissa Verhaeghe	416 Horseshoe
Michlene Galbraith for SBC Capital LLC	401 Horseshoe

Scott Kelley  
Rob Harper  
Diana Gibson

Toad Property Management  
Toad Property Management

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

Bill Coburn made a motion to approve the August 8, 2019 meeting minutes. Roman Kolodziej seconded the motion and it was unanimously approved.

### **Reports**

Scott Kelley, of Toad Property Management, said it had not been necessary to haul as much snow away due to an average snow year and snow removal was under budget. Utility costs would be over budget due to increased rates from Mt. Crested Butte Water & Sanitation District. Scott said an email had been sent out to owners reminding them of the need to abide by the governing documents and just a few items were still outstanding and would require a follow up but generally the reminder to clean up around homes had been appreciated and well received.

Roman Kolodziej said some owners had expressed concern about increasing expenses and questioned efficiency of the property management. Rob Harper said he had reviewed expenses since 2007 and between 2008 and 2014 there had not been any dues increases and it had been necessary in recent years to attempt to catch up. Since 2007 dues income had increased by 3.7% and expenses had increased by 2.74% which had resulted in the Association being in the good position of having 8 months of operating expenses in the bank account. Rob said snow removal expenses were an unknown prior to the start of each winter and insurance had seen large increases. Management fees since 2007 had been increasing at under 2% per year and property values had increased at 9% per year since 2008. Rob encouraged interested owners to review the Association records held by Toad Property Management. Chris Young said he had reached out to Gunnison Valley Regional Housing Authority and the Housing Authority had suggested shopping around for other property management companies for comparison and possibly having the books audited to verify expenses. It was suggested the accounting presented to owners should include more detail rather than general headings. Chris Young expressed concern about the delay in snow removal and Chris said he expected Pitchfork snow removal to be a higher priority for the management company.

Roman Kolodziej suggested having monthly Board meetings to compare actual versus budget in an attempt to prevent expenses going over budget. Rob Harper explained the landscaping costs which included more than just mowing the grass.

Chris Young made a motion to have an audit performed on the Pitchfork books. Rob Harper explained the cost of an audit would be approximately \$3,500 based on his experience with other associations. After discussion it was generally agreed an audit was

not worth doing at the present time but more detail of expenses, more board meetings and interested owners performing forensic accounting was required.

Rob Harper said as more construction was completed in Pitchfork the snow removal costs and the need to haul away snow would increase. Roman Kolodziej explained the Town snow removal equipment would throw snow into snow storage areas which had the potential to reduce some of the costs to haul snow away but landscaping planted in snow storage areas would be damaged.

Bill Coburn made a motion to approve the 2021 Budget as presented. Kathryn Keller seconded the motion and it was approved by a majority.

Roman Kolodziej said some of the trees in the front yards had not received approval from the Board and the trees had been planted in the snow storage areas. The Evergreens specifically caused a problem as the Town could not push snow at the base of those trees and the Town wanted the lower limbs of the Evergreens removed. Rob Harper said Toad and the Town worked together and there was the original plat which displayed snow storage rights of way. Roman explained the Town snow storage areas and the snow storage areas in front yards. Snow storage areas were also shown on the plat between the homes and some owners questioned if there was documentation clarifying if that snow storage was for owner use or could also be used by the Town. Concern was expressed as the Town had required trees planted as houses were built and Chris Young suggested the Town go through Pitchfork and tag trees which were in the right of way or required trimming to help understand the extent of work required. Rex Stout suggested a legal opinion as it was unclear if the snow storage areas in individual yards was for owner use or Town snow storage areas. Rob Harper said he would talk to the Town about the easement as there was probably a compromise to be reached and Scott Kelley said information about the Town's new snow removal equipment would help to understand what was required.

## **Election**

Chris Young said he was leaving the Board but encouraged the new Board to shop around for a new property management company and compare prices.

Scott Kelley said Bill Coburn, Kathryn Keller and Roman Kolodziej were all willing to continue on the Board and Don Wiseman and John Segal had volunteered to join the Board. It was agreed emails would be sent to [scott@toadpropertymanagement.com](mailto:scott@toadpropertymanagement.com) to vote for four of the five interested owners and the new Board would be announced prior to the end of the meeting.

After counting the email votes the new Board members were confirmed. Kathryn Keller, Roman Kolodziej, Don Wiseman and John Segal were elected for three year terms.

## **New Business**

Bill Coburn explained the proposal to vacate the dedicated easement had been withdrawn. Bill said there was still a question about who would have liability and responsibility for the path if it was constructed.

Bill explained construction on Lots 64, 65 and 12 would include two cottages and a small house and were in the permit process with the Town. The foundation for the two cottages would happen first and be backfilled and then the foundation for the Lot 12 small house would be dug and backfilled. Lot 13 would be used for staging construction materials and that would be the final construction project.

Concern was expressed that the plans for the new homes did not have the 10 foot snow storage areas in front of the homes as other Pitchfork homes had and the parking and owner snow storage was in the rear. Construction plans were in accordance with the plat approved by the Town in approximately 2006 and any concerned owners would need to reach out to the Town. Currently, three of the seven Town council members lived in Pitchfork.

Rob Harper said Mt. Crested Butte Water & Sanitation District would once again permit Pitchfork snow to be deposited on their land and every effort would be made to pick up any trash and debris in the Spring so the agreement could continue for future years. The Town of Mt. Crested Butte trucked snow away at a good price for Pitchfork but there were no other options at this time as snow from Pitchfork could not be taken to any other areas in Mt. Crested Butte or Crested Butte.

Rob Harper encouraged owners to contact him if they had questions or wanted to review the accounts.

As there was no additional business Roman Kolodziej made a motion to adjourn the meeting at 7:09 pm. John Segal 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.