

PITCHFORK TOWNHOMES ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
AUGUST 6, 2020 – VIA ZOOM

Scott Kelley of Toad Property Management called the meeting to order at 7:10 p.m., confirmed that notice of meeting had been mailed on July 16, 2020 and said there was a quorum.

Roll Call/Establish Quorum

Members Present via Zoom:

Jess Legere	502 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

Also, in Attendance:

Rob Harper	Toad Property Management
Scott Kelley	Toad Property Management

Chris Young made a motion to approve the minutes of the August 8, 2019 meeting. Jess Legere seconded the motion and it was unanimously approved.

Rob Harper said he had reviewed the accounting for the past 13 years and dues had increased by an average of 4.37% each year and expenses had increased by an average of 4.5%. During that same period of time insurance had increased by 400% partly due to a lawsuit, several claims and coverage being cancelled. Rob explained insurance companies could cancel coverage if, in the opinion of the insurance company, the buildings were not being adequately maintained and regular maintenance was necessary to prevent that from happening. Property values had increased by 6% during the same period of time.

Rob said expenses to maintain the buildings continued to rise as the buildings got older and if the Gunnison Valley Regional Housing Authority, the Town or some other entity could assist with costs for all units or for deed restricted units he would fully support that.

Chris Young expressed concern about the dues increases over the years and questioned if insurance increases were due to short term rentals and if landscaping costs were being double billed to the master association and the townhomes. Rob explained costs were not

being double billed and encouraged interested owners to meet with him to review the accounts and how expenses were tracked.

Scott Kelley explained snow removal costs were under budget and said insurance costs had increased due to claims and age of the buildings. The insurance would once again be out to bid at the next renewal but increased insurance premiums was being seen at all properties and not just those in Pitchfork.

Scott said a draft Budget for 2021 had been distributed and it included a proposed \$40 per unit, per month, dues increase. The master association dues had just been increased by \$10 per unit, per month. Lauren Daniels asked if savings could be made on the expenses and a long discussion followed regarding snow removal, maintenance and landscaping expenses.

Rob Harper said one of the buildings at the entrance had been painted in 2019 but there was not the money available to paint another building in 2020 and that building would be pushed to 2021. Rob said Pete Oeflein of Blue Dog would once again perform glue and screw on the roofs and report any roof problems at that time. The Association did need to start planning for future roof replacement as well as continuing to set money aside for exterior painting which was running at \$20,000 - \$25,000 per building.

Scott Kelley agreed to ask the insurance company what portion of the premium was due to short term rentals and it was suggested the Townhome Association consider a charge for short term rentals similar to the master association.

Rob Harper explained the funds collected from the additional monthly charge for exterior painting went to paint buildings and was not used for other expenses such as snow removal.

It was suggested the Board consider a proposal that roof replacement be dealt with on a per building basis with just the owners in that building paying a special assessment.

Tyler King made a motion to increase dues by 4% per month, per unit. The motion did not receive a second and was denied.

Scott Kelley said Chris Young would not be continuing on the Board and Don Wiseman had volunteered to join the Board. Tyler King made a motion to elect Don Wiseman to the Board for a three year term. The motion received a second and it was unanimously approved. Lauren Daniels volunteered to assist the Board.

Jess Legere said items were being stored in some of the front yards and Scott Kelley said a general email had been sent out to all owners and Rob and Scott said they would be following up with owners and tenants who had not removed items.

Chris Young said he had approached the Town and the Gunnison Valley Regional Housing Authority and was reaching out to all owners of deed restricted units to discuss

the deed restrictions and also ways to reduce expenses. Rob Harper volunteered to help in any way he could.

At 8:00 pm a motion was made to adjourn the meeting. The motion received a second and was unanimously approved.

Prepared by: Rob Harper
Toad Property Management, Manager

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