

**PITCHFORK ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 8, 2019**  
**QUEEN OF ALL SAINTS MEETING ROOM**  
**CRESTED BUTTE**

Rob Harper, Manager, called the meeting to order at 5:35 p.m. Rob confirmed that notice of meeting had been mailed on June 24, 2019 and there was a quorum.

**Roll Call/Establish Quorum**

**Members Present in Person:**

Chris Young	203 Pitchfork
Kathryn Keller	414 Horseshoe
Roman and Betsy Kolodziej	102 Horseshoe
Josh and Jessica Legere	502 Horseshoe
Shawn Zarecki	510 Horseshoe
Prewitt Lane	208 Horseshoe
Don Wiseman	110 Pitchfork
Ursula Graham	401 Horseshoe
Steve Otero	405 Horseshoe
Todd Fisher	202 Pitchfork
Shawn Harrington	508 Horseshoe
Ruta Martell	410 Horseshoe
Liska Blodgett	112 Big Sky

**Proxy received for:**

Proxy to Kathryn Keller	
Roger and Debbie Long	408 Horseshoe
Pitchfork LLC	4 lots

Proxy to Josh or Jess Legere	
Robert McFadzean	412 Horseshoe
Beth Warrem	504 Pitchfork
Steve Daniels	302 Horseshoe

Proxy to Corey Dwan	
Mary Shaw	400 Horseshoe
Nancy McCoy	301 Horseshoe

Proxy to Kristina Hess	
Ed Corcoran	105 Horseshoe

Proxy to Roman Kolodziej	
Wayne Kearney	116 Big Sky

Proxy to Chris Young  
Daniel Kenneally

507 Pitchfork

Proxy to Dodson  
Scott Winget

104 Big Sky

Proxy to Tyler King  
Tanya Haave

108 Pitchfork

Rob Harper  
Ian Ryder  
Corey Dwan

Toad Property Management  
Toad Property Management  
Bluebird Real Estate

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

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

### **Reports**

Rob Harper said snow removal was over budget due to the significant snowfall. Rob said damage occurred to landscaping during the winter and after a lot of hard work the grass was starting to come back and research would continue to find an attractive solution for the landscaping which was damaged each winter by the large machines.

Rob explained Bill Coburn could not be at the meeting but had asked him to say Pitchfork LLC would start work in 2020 on 3 of the 4 cottages on the south side.

Rob said he did not have any updates from Gunnison County for Lot 34. Roman Kolodziej said Gunnison County wanted to sell the units and the Town had requested rental properties. Gunnison County were going to study a compromise but had put the project on hold when another opportunity came up.

Rob said the Non-Owner Policies went into place during the year adding rules and regulations for rentals. Rob explained there had been less complaints during the year and the policies and the \$25 per rental fee appeared to be working well.

Rob explained the Association needed to plan for future snow removal as snow storage areas would continue to reduce as more homes were built. Rob said Mt. Crested Butte Water & Sanitation District allowed Toad to push snow over the bank and not having to truck that snow away from Pitchfork saved a lot of money. Rob explained the District required trash to be picked up from the snow storage area and the District would not agree to a long term agreement. Josh Legere suggested heat options to melt snow and the possibility of a bank loan to purchase snowmelt equipment.

Budget line items were discussed and Rob agreed to speak to Mountain West regarding insurance premiums and recent increases. Roman suggested increasing the General Maintenance line item as that figure was consistently above budget and Rob agreed to review that. Rob said he expected the year to finish close to Budget. Kathryn Keller made a motion to approve the 2020 Budget. Chris Young seconded the motion and it was unanimously approved.

Rob said there would not be a Board election as there were not any expiring terms this year.

### **New Business**

A request was made to have a call-in number at future meetings. Roman said the Town wanted Pitchfork to be active in preserving snow storage areas and owners should not plant trees in snow storage areas. Roman explained the Town would store snow as needed and would not protect landscaping placed within the snow storage easements and the public rights of way. Rob agreed to reach out to the three owners, identified by the Town, who had recently planted trees in the snow storage areas and request prompt removal of the trees. Rob said Wayne Meredith would not authorize snow storage on his land adjacent to Pitchfork and it was agreed it would be useful if snow could be stored on that land in the future. Roman said Town would be using a larger blower in Pitchfork in the future. It was agreed owners should be reminded of snow storage areas.

An owner said parking within Pitchfork continued to be a problem and short term renters had too many vehicles and suggested owners pay \$100 to have a parking permit. The Board agreed to discuss parking and attempt to come up with a solution.

Roman explained the Town of Mt. Crested Butte were discussing adding a short term rental tax to the next ballot to raise funds for affordable housing.

As there was no additional business Chris Young made a motion to adjourn the meeting at 6:43 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.