

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

Rob Harper of Toad Property Management called the meeting to order at 6:53 p.m., confirmed that notice of meeting had been mailed on June 24, 2019 and said there was a quorum.

Roll Call/Establish Quorum

Members Present in Person:

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|-------------------------|---------------|
| Josh and Jessica Legere | 502 Horseshoe |
| Shawn Harrington | 508 Horseshoe |
| Chris Young | 203 Pitchfork |
| Liska Blodgett | 112 Big Sky |

Members Participating by Phone:

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| Tyler King | 111 Big Sky |
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Proxies to Josh and Jess Legere:

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| Lauren Daniel | 505 Pitchfork |
| Beth Warrem | 504 Pitchfork |

Also, in Attendance:

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| Rob Harper | Toad Property Management |
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It was agreed a telephone line would be available at future annual meetings. Jess Legere made a motion to approve the August 2, 2018 minutes as distributed. Josh Legere seconded the motion and it was unanimously approved.

Rob Harper said snow removal was over budget due to the significant snowfall and also the Repairs and Maintenance line item was over budget due to roof leaks and repairing several units. Rob explained a glue and screw on the roofs would once again be conducted during the summer but at the present time there was no plan to replace the roofs.

Rob said the exterior painting on 101–107 Pitchfork had just been completed and the cost was approximately \$20,000 as siding damage and trim had been repaired as the painting was underway. It was agreed 102-108 Pitchfork would be the next building to be painted and the color would be the same. In 2021 the three units on the north side of Big Sky would be painted and that would complete the painting cycle and maintenance/painting work would once again begin at the first units on the list.

Rob explained a guest at 107 Big Sky had fallen from the hot tub/deck and two years after the accident filed a lawsuit against the Association, the owner of the unit and Toad Property Management. Rob said the insurance company defended the Association and the insurance company settled, after about 18 months, out of court with the injured party receiving approximately \$30,000 from the Association and approximately \$200,000 from the owner. Chris Young said the Board, in junction with the insurance company, had banned hot tubs and there would be an increase in insurance with some of that due to building values being increased in line with current costs. Rob said the Board would be making a final decision on the insurance coverage in the next week.

Rob said the Town had demanded changes to the backflow valves for the irrigation systems in accordance with the State regulations. Rob said the work would be reasonably expensive but it had to be done.

After a long discussion it was agreed roofs needed to be fixed and \$15 per month, per unit, would be added to a dedicated roofing fund. Tyler King made a motion to approve the 2020 Budget with a \$50 dues increase, per unit, per month to include \$15 going into the dedicated roofing fund. Shawn seconded the motion and it was unanimously approved.

Rob said Tyler King was willing to continue on the Board for an additional term and there were no additional names put forward. Josh Legere made a motion to appoint Tyler to the Board for a three year term. Jess Legere seconded the motion and it was unanimously approved.

Chris Young made a motion to adjourn at 7:29 pm. Shawn Harrington seconded the motion and it was unanimously approved.

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