

**PITCHFORK ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**AUGUST 8, 2022 - VIA ZOOM**

Roman Kolodziej called the meeting to order at 5:06 p.m. Hannes Gehring, Toad Property Management, confirmed that notice of meeting had been mailed on July 29, 2022 and there was a quorum.

**Roll Call/Establish Quorum**

**Members Present by Zoom:**

CDK Family Investments	106 Big Sky
Brittany Coutts	112A Pitchfork
John & Natalie Ehmsen	304 Horseshoe
Vicky Hormuth & Scott Robson	108 Big Sky
Daniel Kenneally	208 Horseshoe
Roman Kolodziej	102 Horseshoe
Steve Morris	501 Horseshoe
John Segal	503 Horseshoe
Scott & Teri Winget	104 Big Sky
Amy McFadzean	412 Horseshoe
Zachary Guy	103 Pitchfork
Shawn & Kat Harrington	508 Horseshoe
Daniel Kenneally	507 Horseshoe
Jess Legere	502 Horseshoe
Lauren Warrem	504 Horseshoe
Don Wiseman	107 Big Sky
Diana Gibson & Nick Stevens	118 Big Sky
Emilee Gaebler & Peter Dopchev	106 Pitchfork
Shawn Zarecki & Bob Welch	510 Horseshoe
Jenna May	101 Horseshoe
Nancy Hopkins	318 Horseshoe
Kristian Keane	409 Horseshoe
Kyle Koelliker	505 Horseshoe
Catherine Mailloux Adams	110 Pitchfork
Anjula Jalan & Paolo Bacigalupi	303 Horseshoe
Steve Otero	405 Horseshoe
Graham Holland	105 Pitchfork
Kyle & Lauren Koelliker	505 Horseshoe
Rex Stout	404 Horseshoe
Kathryn Keller	414 Horseshoe
Pete Weber	402 Horseshoe
Roger & Deb Long	408 Horseshoe
Hannes Gehring	Toad Property Management

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

John Segal made a motion to approve the July 29, 2021 meeting minutes. Teri Winget seconded the motion and it was unanimously approved.

## **Reports**

Hannes Gehring, Toad Property Management, explained the Budget had been approved by the Board and would be discussed and ratified at the meeting. Hannes said the Association was financially strong but operating expenses were increasing throughout the valley and a small increase in dues would help with cash flow.

Some owners expressed concern they had not received a copy of the 2023 Budget and did not receive an email prior to the meeting.

Roman Kolodziej said Toad Property Management had increased the management fee by 40% in an effort to keep up with the higher living costs in the valley and the need to increase employee wages. Kat Harrington asked if the master association would be paying for snow removal of the alleys and Hannes said adjustments had been made so the master association would be paying those costs. Don Wiseman explained the adjusted billing process for snow removal of the alleys had been in place from January 1, 2022.

Hannes Gehring explained the increase in the management fee was an effort to retain good staff who were able to perform the work to a high standard. Concern was expressed about such a large increase in the management fee in one go instead of staging the increases over several years or guaranteeing there would be no additional increases in the next few years. Roman Kolodziej expressed concern about Rob Harper not being available at the meeting to answer questions and concerns regarding the management fee.

Don Wiseman said it was difficult to approve a budget when only 6 months of actual expenses were known. Don explained with a Zoom meeting a budget meeting could be held later in the year when more information was known. After discussion Roman suggested a late October, early November meeting when questions about the budget could be answered.

Concern was expressed about several line items in the Budget, specifically Repairs and Maintenance, Landscaping, Snow Removal and funds not being moved from the Operating account to the Reserve account at the end of each year.

After counting responses, using the "Chat" feature, Hannes confirmed the 2023 Budget had been rejected by the owners and said a meeting later in the year would be scheduled.

Hannes said the Association had incurred additional perimeter fence repair costs as the fence had been deliberately cut. It was generally agreed it was difficult to hold owners

responsible for costs unless they were witnessed causing the damage. Owners were reminded to not cut or damage the fence or use the ranchland adjoining Pitchfork.

Roman Kolodziej thanked Toad for installing “slow” signage throughout Pitchfork and Hannes confirmed a larger sign would be installed near the roundabout as soon as possible.

Hannes explained problems with the software had prevented all owners receiving emails. Hannes asked owners to provide email addresses to the Toad office and update the addresses as necessary.

Roman Kolodziej explained the Colorado Common Interest Ownership Act (CCIOA) had been amended by the State and those amendments would impact the way the Association was able to operate in the future. The Board would be amending the Association policies in accordance with the State’s amendments.

Roman explained a letter had been drafted to help owners understand the role Toad Property Management played in the Association. Roman stressed Toad were not responsible for policing the community and issues such as parking, abandoned vehicles, disturbing the peace and short term rental enforcement were matters for the police or the Town of Mt. Crested Butte. Roman said the Town of Mt. Crested Butte website had information regarding short term rental properties registered with the Town and that included contact information for the local representative for each property and the number of parking spaces. The Town could levy a fine if short term rentals consistently violated the short term rental regulations.

Roman explained the Covenants for Pitchfork did not address 4 bedroom homes. The homes had originally been designed as 3 bedroom units and owners had completed interior remodel projects to include an additional bedroom. Any amendment to the Covenants would require the approval of at least 67% of all owners. Without amending the Covenants it was difficult for any action to be taken against short term rental violations relating to an additional bedroom or number of occupants. Roman said additional changes to the Covenants could be made at the same time. Topics might include addresses required on trash cans, listing the Association as an additional insured in short term rentals, regularly moving vehicles for snow removal.

Don Wiseman clarified the management fee had been increased by 15% in July 1, 2021 and an increase of 20% in July 19, 2022. The management fee had not been increased in one go by 40% as mentioned earlier in the meeting.

Concern was expressed about the new rock wall constructed at the bottom of Horseshoe at the beginning of the pedestrian easement. The wall had not been part of the landscape plan submitted by Coburn Development and Roman Kolodziej said the Board and Toad would follow up.

Concern was expressed about the sewer smell from Mt. Crested Butte Water & Sanitation. Rex Stout said some of the smell appeared to be coming from the manhole covers and there were methods to modify the manhole covers and reduce the smell. Roman Kolodziej encouraged concerned owners to attend the District meetings to express concern and the Board would consider drafting a letter to the District.

Roman Kolodziej agreed to reach out to the Town Manager to discuss snow removal on the Pitchfork roads as some roads restricted parking on one side of the street for the entire winter.

Kat Harrington requested the Association governing documents be amended to make the process easier to Xeriscape gardens and common areas as tighter watering restrictions were continually being introduced. Hannes Gehring explained owners could submit a Xeriscape landscape plan to Toad and the Board would consider the request. Requests were made to improve the landscaping on the roundabout and Toad would consider options which would not be damaged by snow removal and reduce watering. Don Wiseman suggested the grass at the entry to Pitchfork also be reviewed as a large amount of water was used to regularly irrigate those grass areas.

Rob Harper joined the meeting and said he would be happy to meet with the Board to discuss the management fee.

Jess Legere reminded owners to submit any exterior house changes to the Board, including color changes, prior to the work commencing. The Board would consider the request and get back to the owner with a decision as quickly as possible. Guidelines for exterior changes were available on the Pitchfork Master page of the Toad Property Management website.

At 6:46 pm Jess Legere made a motion to adjourn the meeting. 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