

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 5, 2024
VIA ZOOM

Present: Kyle Koelliker, 504 Horseshoe
Scott Winget, 104 Big Sky
Jess Legere, 502 Horseshoe
Alex Summerfelt, Toad Property Management

Alex called the meeting to order at 4:34 pm and confirmed there was a quorum.

Jess made a motion to approve the minutes of the March 27, 2024 meeting. Kyle seconded the motion and it was unanimously approved.

Prior to the meeting an April 30, 2024 financial report had been distributed to the Board for review. Alex explained one owner was significantly delinquent on dues and he would continue to reach out to that owner. If payment was not received Alex would advise the Board on the next action. Alex said State law had once again changed and new regulations for the collection of delinquent dues would be circulated to the Board.

The Association had approximately \$3,500 in Checking and \$31,700 in the Reserve account. Snow removal was under budget and future adjustments on snow removal could be made at the next Budget cycle. Work was underway on the irrigation systems as the weather had delayed the start of the irrigation.

Scott made a motion to move \$10,000 from the Reserve account to the Checking account to help pay outstanding invoices. Jess seconded the motion and it was unanimously approved. Once the Association had sufficient funds in the Checking account money would be transferred back to the Reserve account. If expenses remained close to Budget an additional \$9,500 would be added to the Reserve account at the end of the year.

Alex explained the Board would be able to review Shared Documents in the AppFolio software. Financial Reports would be stored in that location.

Alex said the Parking Committee would be ready to present information to the Board in approximately a week. Alex would draft a letter to owners regarding survey responses and that would be sent with the annual meeting documents. Short Term Rentals would also be a general topic for the annual meeting.

Scott volunteered to grill hot dogs for the community work day on Saturday, June 8th. General clean up of the community areas and snow storage areas would be completed.

No topics for Executive Session.

At 5:04 p.m. Jess made a motion to adjourn. Kyle seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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