

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 5, 2025
CRESTED BUTTE & VIA ZOOM

Present: Scott Winget
Jess Legere
Kyle Koelliker
Scott Robson
Ariston Awitan, Toad Property Management
Bayliss Baker, Toad Property Management

Kyle called the meeting to order at 5:04 p.m. and Ariston confirmed there was a quorum.

Ariston explained he would be leaving Toad and Bayliss would be taking over the management of the Association.

Scott Winget made a motion to approve the minutes of the December 18, 2024 meeting. Scott Robson seconded the motion and it was unanimously approved.

Prior to the meeting a Financial Report as at April 30, 2025 had been circulated to the Board. The May 31, 2025 Financial Report would not be available until the middle of the month. Ariston said Alex would provide an update regarding delinquent accounts.

Bill Coburn had submitted construction plans for Lot 13. The discussion of the plans within the Town of Mt. Crested had increased the Town's concerns about snow storage and parking as the lot had previously been utilized for temporary snow storage. The original PUD approved Lot 13 as a larger home and from the submitted plans it appeared the home was within the allowed square footage of 1,650 s.f. Concern was expressed about snow sliding from the roof onto both the driveway and the two guest parking spaces to the south of the home. If those parking areas were not utilized during the Winter months it would increase the parking problems on the road. At a June 3, 2025 Town Council meeting concern had been expressed about parking and snow storage within Pitchfork but there had also been concerns that improvements (decks, landscaping, etc) had been made to homes without any approval process or enforcement being in place. A suggestion was made to hire a local architect to review the plans for Lot 13, a cost of approximately \$1,000 for the Association. Scott said he would discuss with Alex about why he suggested it, but Board was disinclined to pursue an architect review at this time, as it hasn't been normal course of business in the past.

Square footage for the basement of the Lot 13 home did not count towards the total square footage but the basement did have plumbing. If the future owner of the home finished the basement and made it a bedroom the home would exceed the square footage. Concern was expressed about the Cottonwood tree proposed for the south side of the lot and a different species of tree would need to be planted.

It was generally agreed the proposed colors for the home were acceptable. The color or non-reflective nature of the galvanized roof was unknown. After a long discussion it was agreed Scott Winget and Toad would draft a letter to Bill Coburn asking that the following concerns be addressed prior to the Board proceeding with the review of the plans:

1. Change the Cottonwood to a different species of tree.
2. Plumbed basement and home exceeding square footage if the basement was finished in the future.
3. Snow shed from the roof onto the driveway.
4. Snow shed from the roof onto the guest parking spaces.
5. Color and non-reflective qualities of the galvanized roof.

Kyle said the valve on the irrigation for the watering of the center island at the entrance needed to be replaced. Dietrich Dirtworks estimated a cost of \$2,400 to dig down and replace the damaged parts. A Snow Management Plan might require removal of some trees on the island and it was agreed any contractor working on that area could remove any trees in the way rather than attempting to work around them. After discussion it was agreed to obtain one more bid for the work but to then proceed with the lower bid as any future changes to the landscaping on the island would still require irrigation. Bayliss agreed to follow up and obtain a second bid. A solution for the manhole, currently covered by a fake rock, was also necessary and should be included with any bids.

Scott Winget explained the Pitchfork Parking Plan had been presented to Town Council at their June 3, 2025 meeting. The Parking Plan requested a change to the easement to remove public parking on the streets and that the Association would be responsible for regulating parking within Pitchfork. The meeting had not gone well as the Council had concerns about Pitchfork's plan for parking and snow storage, and Town staff suggested a continuation until the parties could formalize a management plan for snow removal within the neighborhood. A decision of Town Council was postponed pending additional review. Scott said that Association counsel, Beth Appleton, told him later that the Town Attorney might have a solution that she hopes to be able to review soon.

At 6:03 p.m. Scott Winget made a motion to enter Executive Session. Jess seconded the motion and it was unanimously approved.

At 6:26 p.m. Scott Winget made a motion to leave Executive Session. Jess seconded the motion and it was unanimously approved.

At 6:27 p.m. the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management

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