**PITCHFORK ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**JULY 15, 2025**

**CRESTED BUTTE & VIA ZOOM**

Present: Scott Winget

 Jess Legere

Kyle Koelliker

Scott Robson

 Bayliss Baker, Toad Property Management

Collin Schuhmacher, Toad Property Management

Scott called the meeting to order at 5:03 p.m. and Bayliss confirmed there was a quorum.

Kyle made a motion to approve the minutes of the June 5, 2025 meeting. Scott Robson seconded the motion and it was unanimously approved.

Bayliss explained a detailed monthly Financial Report as at June 30, 2025 would be available to the Board in the next couple of days. A Managers Report would also be available. Collin explained there would be a lot more detail on the new format of Financial Reports.

Bayliss said he had not yet received the invoice from Dietrich Dirtworks for work performed at the island near the front entrance. Bayliss thanked Kyle for his assistance with the curb stop. Bayliss explained Lapis Construction would work on the irrigation. Neighbors had volunteered to help plant flowers around the front entrance sign. It was generally agreed a limit of $250 would be set for the plant purchase.

Bayliss explained Bill Coburn had submitted revised plans for Lot 13. The basement had been removed from the plans. The removal of the Cottonwood had not been addressed. No information had been provided on how reflective the galvanized roofing material would be. Snow shedding off the roof onto a parking space had been a concern. Moving a vehicle to street parking would result in more congestion in that area. Requesting a 2 car garage or a car port was suggested. After discussion it was agreed to request either a change to the roof line or cover the parking space (making either a 2 car garage or one garage and one car port). Scott Winget said he would draft a letter to Bill Coburn.

 Bayliss said 110, 112 and 114 Big Sky had selected a bid from Diversified Roofing for a standing seam roof in Charcoal. Scott Winget made a motion to approve the Diversified Roofing bid, an expense for owners of 110, 112 and 114 Big Sky. Scott Robson seconded the motion and it was unanimously approved. Bayliss would notify the owners and work could go ahead as the Townhomes Board had also approved the Diversified Roofing bid.

502, 504, 506 and 508 Horseshoe had selected Axtell Mountain Construction to install a standing seam roof in Dark Bronze, a natural tone. Scott Winget made a motion to approve the Axtell Mountain Construction bid, an expense for owners of 502, 504, 506 and 508 Horseshoe. Kyle made a motion to second the motion and it was approved by a majority with Jess abstaining. Bayliss said he would notify owners of the approval.

Bayliss explained the irrigation line at the front entrance had a leak under the sidewalk. To investigate and repair would be a large expense. Lapis Contracting had provided a bid of $14,332 to Xeriscape the grass areas in front of the 101 and 102 Pitchfork buildings. It was estimated the Xeriscape approach would reduce the irrigation and landscaping costs by approximately $2,000 to $3,000 per year. Concern was expressed about the appearance of 50 tons of blue granite at the front entrance. Concern was also expressed about snow removal and the granite being pushed onto sidewalks or the road during the Winter months. The addition or use of native grasses was suggested.

After discussion Bayliss agreed to get circulate some photographs of a granite project at West Wall Lodge. Bayliss also agreed to reach out to other landscaping companies for proposals.

It was agreed temporary irrigation needed to be set up for the entryway.

At 5:55 p.m. Scott Winget made a motion to enter into Executive Session in accordance with Colorado Revised Statute 38-33.3-308(3) and (4) to discuss delinquent accounts and possible legal action. Scott Robson seconded the motion and it was unanimously approved.

At 6:10 p.m. Scott Winget made a motion to leave Executive Session. Jess seconded the motion and it was unanimously approved.

Scott Winget said the Association had received a letter from the Town of Mt. Crested Butte Attorney requesting a Snow Management Agreement as part of the Parking Plan discussion. The Association’s legal counsel had started work on the Snow Management Agreement. Concern was expressed that there might not be anything in place by Winter.

The next meeting would probably be mid-August and Bayliss would reach out to the Board later in July to schedule a date.

 Bayliss encouraged the Board to reach out to him with questions or concerns.

 At 6:20 p.m. Kyle made a motion to adjourn the meeting. Scott Winget seconded the motion and it was unanimously approved.

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 Prepared by Rob Harper,

 Toad Property Management