

PITCHFORK CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING OF OWNERS

OCTOBER 25, 2022 2:00 P.M.

VIA ZOOM

Hannes Gehring of Toad Property Management called the meeting to order at 2:20 p.m. and said there was a quorum. Hannes said notice of meeting had been mailed on October 12, 2022.

Roll Call

Members Participating:

Seth Quigg
Scott Harris
Hannes Gehring Toad Property Management

Hannes explained the 2020 annual meeting did not have a quorum so the annual meeting minutes for 2020 and 2021 would be approved together. Scott made a motion to approve the annual meeting minutes for 2020 and 2021 as presented. Seth seconded the motion and it was unanimously approved.

Hannes said one owner had already made a full payment of the special assessment and that would significantly help the cash flow of the Association.

Hannes explained Timberline Mechanical had been at the building to get heat restored in the units. Hannes agreed to follow up and find out what work had been carried out. Hannes said an analysis of the heat system would be beneficial and Hannes agreed to find out if an inexpensive check of the system could be arranged.

Hannes said Scott had a term expiring on the Board and Scott volunteered for an additional term. Seth made a motion to appoint Scott Harris to the Board for an additional term.

Scott said in the past the insurance company had required the removal of grills from decks or a significant increase in rates. Seth expressed concern about the restrictions imposed by the insurance company and the high cost of insurance. Hannes said other condominiums were facing requests to remove grills from shared balconies.

Scott explained an old satellite dish had been taken down after an owner had moved out of the building. Hannes agreed to have the dish removed. Scott said there was a fire pit by the side of the building and Hannes agreed to email owners. Seth said the fire pit had been there for a long time.

Scott made a motion to ratify the 2023 Budget. Seth seconded the motion and it was unanimously approved.

At 2:55 p.m. Seth made a motion to adjourn the meeting. Scott seconded the motion and it was unanimously approved.

Prepared by: Rob Harper
Toad Property Management, Manager

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