

PITCHFORK FLATS ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
JANUARY 20, 2025 – 5:00 PM
VIA ZOOM

Lauren Adams called the meeting to order at 5:03 p.m. and Alex confirmed the notice of the meeting had been mailed on January 10, 2025.

Members Participating:

Troy Frutiger	102b Big Sky – Proxy to Lauren Adams
Lauren Adams	102d Big Sky
Amy Mcfadzean	412 Horseshoe
David Hatfield & Kathryn Keller	414 Horseshoe
Melissa Verhaeghe	416 Horseshoe
Matthew Shipp	418 Horseshoe
Alex Summerfelt	Toad Property Management
Bayliss Baker	Toad Property Management
Ariston Awitan	Toad Property Management

Alex confirmed the meeting had a quorum.

Amy made a motion to approve the January 17, 2024 annual meeting minutes. Lauren seconded the motion and it was unanimously approved.

Alex explained 102B Big Sky had reported a leak from an ice dam on the roof on the north side of the building and Alex said repair options would be researched and scheduled. Melissa confirmed there had not been any recent leaks at 416 Horseshoe following the repair. It was agreed the drywall would be repaired in the Spring if no leaks occurred during the snow melt.

Alex introduced Bayliss and Ariston who had recently joined Toad. Alex said Toad continued to research software improvements and methods to improve efficiency of the management team.

Alex thanked Board members for volunteering and serving on the Board.

Prior to the meeting a 2024 year to date financial report was circulated to all owners together with a 2025 Budget approved by the Board. Alex explained the Master Association would not be increasing dues during 2025. The Board had made attempts to reduce expenses for the Association. Insurance renewal was an unknown expense for 2025 as some associations had experienced large increases. Some emergency plumbing repairs had been completed in 2024 under the Horseshoe Building.

Alex explained utilities and other operating expenses were, in accordance with the governing documents, expenses shared by the entire Association. Some Capital projects could be allocated to just one building and only that building would share those expenses.

Alex explained trash removal was a bulk account and the Town did not recommend attempting a change to the trash removal. Alex said owners could share a toter but the cost would remain the same. Kathryn expressed concern about trash toters not being stored in garages, as outlined in the governing documents. Alex explained the State enforcement protocols for violations were cumbersome and communication directly with the owner was probably the best approach.

Alex said the 2025 Budget had a slight increase to monthly dues. At the end of 2024 Alex confirmed the Checking Account had approximately \$4,100.

There was no veto of the 2025 Budget as presented and the Budget was ratified.

Alex explained future Capital projects would be on a per building basis and owners in that building would each pay a percentage of that cost.

Amy confirmed she was willing to continue on the Board for another term. No additional names were put forward. Matt made a motion to appoint Amy to the Board for another term. Lauren seconded the motion and it was unanimously approved.

Alex said he would be reaching out to multiple landscape companies to obtain bids for landscaping and irrigation. A scope of work would be prepared so companies would bid on work throughout all of Pitchfork.

The next meeting was scheduled for December 8, 2025 at 5:00 p.m.

Matt was thanked for the hours he had put into making repairs around the outside of the building and mowing the lawn at the Horseshoe Building. It was generally agreed the volunteer work saved the Horseshoe Building money and Matt said he was happy to continue at the present time.

At 5:42 p.m. David made a motion to adjourn the meeting. Kathryn seconded the motion and it was unanimously approved.

Prepared by: Rob Harper
Toad Property Management, Manager