

**PITCHFORK FLATS ASSOCIATION, INC.**  
**BOARD MEETING**  
**MARCH 19, 2024 – 6:00 pm**  
**CRESTED BUTTE & VIA ZOOM**

Matt called the meeting to order at 6:09 p.m.

**Participating via Zoom:**

Amy McFadzean  
Matt Shipps  
Lauren Adams  
Alex Summerfelt      Toad Property Management

Alex confirmed there was a quorum.

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

Concern was expressed about the hours/cost of roof snow removal although the quick response from Drake Austin Construction immediately after a big storm cycle was appreciated. Other vendors for roof snow removal could be considered in the future if Blue Dog Home Improvement was not available.

Prior to the meeting a 2023 financial report had been circulated to the Board. Matt explained some investigation had been conducted on the electricity charges. Four meters existed at the Horseshoe Building, paid for by owners, and five meters existed at the Big Sky Building, with four of the meters paid for by owners and one by the Association. It was agreed to continue to investigate the \$600 electricity charge for that meter as it was unclear what electrical power that meter provided. Most charges were just service charges and not electrical usage. Alex agreed to follow up with Gunnison County Electric Association and report back to the Board.

Alex confirmed the water meters would also be investigated. Trash removal had increased in 2023 and Alex said he would monitor trash removal expenses for the first part of the year. All expenses would be monitored carefully during the year to keep costs as low as possible.

Alex said he had reached out to three companies regarding exterior painting. Complete Coverage would be available to perform the work and the other two companies would not be available until 2025. When snow melted the exterior painting would be discussed again and Alex expected to have more bids by that time.

Alex explained there would be a meeting with owners from other Pitchfork associations and all board members were welcome to attend.

The next meeting was scheduled for Wednesday, June 12, 2024 at 5:30 p.m.

Matt said some maintenance equipment had been delivered to the Horseshoe Building and questioned if a lawn mower would be available for him to use at the Horseshoe Building. Alex agreed to reach out to owners at the Big Sky Building to find out if there was a volunteer to mow the grass at that building so the cost of a mower would be shared between the two buildings.

At 6:35 p.m. Amy made a motion to adjourn the meeting. Matt seconded the motion and it was unanimously approved.

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Prepared by: Rob Harper  
Toad Property Management, Manager

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