

**PITCHFORK TOWNHOMES ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**WEDNESDAY, MARCH 20, 2024 – 4:30 P.M.  
VIA ZOOM**

Present: Jess Legere  
Graham Holland  
Kyle Koelliker  
Emilee Gaebler (106 Pitchfork)  
Don Wiseman (107 Big Sky)  
Alex Summerfelt, Toad Property Management

Jess called the meeting to order at 4:37 p.m. and Alex confirmed there was a quorum.

Kyle made a motion to approve the minutes of the March 13, 2024 meeting. Jess seconded the motion and it was unanimously approved.

Graham made a motion to appoint Kyle as President of the Association. Jess seconded the motion and it was unanimously approved.

Kyle made a motion to appoint Jess as Secretary/Treasurer of the Association. Graham seconded the motion and it was unanimously approved.

Kyle made a motion to appoint Graham as Vice President of the Association. Jess seconded the motion and it was unanimously approved.

Prior to the meeting the revised Second Amendment of the Covenants, together with exhibits, had been circulated to the Board and the draft included amendments by Beth Appleton, legal counsel. The definition of Limited Common Elements serving more than one unit (access stairways, covered porchways and landings) caused some concern. Structural elements were described under the Common Elements but it was generally agreed responsibility for repair might be confusing to owners. It was agreed Beth Appleton would be asked to add language regarding stairs, landings, porches and driveways which served more than one unit in a building or a driveway shared with another owner or another association.

It was unanimously agreed Beth would be asked to correct or define the language regarding common or limited elements. Alex asked the Board to continue to review the document and notify him of any additional concerns.

A Ballot for the Second Amendment of the Covenants had been circulated to the Board for review. It was agreed the summary of the amendment needed to be a separate document from the actual Ballot. Owners would have a 21 day timeframe to vote and voting would be via email or electronic.

Jess made a motion to adopt the proposed Ballot for the Second Amendment of the Covenants with dates adjusted in line with Board approval of the amendment language. Graham seconded the motion and it was unanimously approved.

The next meeting was scheduled for Tuesday, March 26, 2024 at 4:30 p.m.

At 5:20 p.m. Jess made a motion to adjourn the meeting. Kyle seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management