

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

**WEDNESDAY, MAY 7, 2025 – 5:30 P.M.  
VIA ZOOM**

Present:       Graham Holland  
                  Kyle Koelliker  
                  Alex Summerfelt, Toad Property Management  
                  Ariston Awitan, Toad Property Management

Graham called the meeting to order at 5:34 p.m. and Alex confirmed there was a quorum.

Graham made a motion to approve the minutes of the April 10, 2025 meeting. Kyle seconded the motion and it was unanimously approved.

At 5:35 p.m. Kyle made a motion to go into Executive Session to discuss legal matters in accordance with C.R.S. 38-33.3-308(f). Graham seconded the motion and it was unanimously approved.

At 6:31 p.m. Kyle made a motion to leave Executive Session. Graham seconded the motion and it was unanimously approved.

Alex said the Special Assessment budget would be discussed at a future meeting.

Ariston confirmed State Farm Insurance had submitted a bid for insurance. Alex explained several insurance companies had stopped providing insurance coverage in Colorado. The State Farm total premium was \$29,221 (approximately \$5,000 less than the prior year). Ariston agreed to follow up with State Farm as the bid was for seven buildings and not eight (25 units). Ariston would circulate the revised bid to the Board for review.

At 6:40 p.m. Kyle made a motion to adjourn the meeting. Graham seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management