

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

**THURSDAY, MAY 15, 2025 – 5:30 P.M.
VIA ZOOM**

Present: Graham Holland
 Kyle Koelliker
 Jess Legere
 Graham & Grace Elliott
 Peter Jansen
 Lawrence Akbec
 Troy Russ
 Hannah & Matt Crofut
 Tyler King
 David Firmin, Altitude Community Law
 Ariston Awitan, Toad Property Management
 Rob Harper, Toad Property Management

Kyle called the meeting to order at 5:40 p.m. and Ariston confirmed there was a quorum.

Graham made a motion to approve the minutes of the May 7, 2025 meeting. Kyle seconded the motion and it was unanimously approved.

Ariston introduced the board members and David Firmin, the Association's legal counsel. David Firmin gave a general explanation of the Association's governing documents, the role of State regulations and the recent amendment to the governing documents.

Some owners asked questions regarding the recent amendment to the governing documents, how capital dues had been spent in the past and the allocation of special assessments.

Ariston explained the purpose of the meeting was to discuss the questions and concerns regarding a special assessment to pay for exterior maintenance and reimbursement of some owners who had paid for exterior work.

Concern was expressed that governing documents had been amended but owners were still being held responsible for paying for exterior maintenance on some of the buildings where projects had been grandfathered in to perform that work. Written evidence of the decision process for grandfathering in some projects was requested.

David Firmin, as the new attorney for the Association, suggested he meet with the Board in Executive Session to discuss the governing documents and the funding of exterior maintenance.

Graham said the Board and Toad would continue to research documentation supporting the grandfathered maintenance projects.

David Firmin confirmed a general owners meeting would be held to discuss and vote on any special assessments.

At 6:17 p.m. Graham made a motion to adjourn the meeting and enter Executive Session. The motion received a second, was unanimously approved and owners not on the Board left the meeting.

At 6:18 p.m. Jess made a motion to enter Executive Session to discuss matters with legal counsel. Graham seconded the motion and it was unanimously approved.

At 6:32 p.m. Kyle made a motion to leave Executive Session. Graham seconded the motion and it was unanimously approved.

Ariston agreed to research documentation and follow up with Alex regarding grandfathered exterior maintenance projects.

Prior to the meeting an insurance bid had been circulated to the Board for review. The State Farm bid was approximately \$5,000 less than the prior coverage. Ariston confirmed the coverage was for 8 buildings (25 units). Graham made a motion to accept the State Farm insurance bid. Jess seconded the motion and it was unanimously approved. Ariston said he would reach out to State Farm to accept the insurance bid.

At 6:37 p.m. Kyle made a motion to adjourn the meeting. Graham seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management