

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

**WEDNESDAY, JUNE 4, 2025 – 5:30 P.M.
VIA ZOOM**

Present: Graham Holland
 Kyle Koelliker
 Jess Legere
 Alex Summerfelt, Toad Property Management

Jess called the meeting to order at 5:41 p.m. and Alex confirmed there was a quorum.

Kyle made a motion to approve the minutes of the May 15, 2025 meeting. Graham seconded the motion and it was unanimously approved.

Alex agreed to pull prior invoices for exterior painting projects and provide the information to the Board. Alex confirmed six of the eight buildings had been painted. The remaining two buildings were 110-114 Big Sky and 102-108 Pitchfork. Some owners had expressed concern about a special assessment for the exterior painting of the two remaining buildings. There had been discussion about the exterior painting of the two buildings but votes to support the work or a detailed capital plan could not be found in Association documents. Alex agreed to speak with Mike Keith of Complete Coverage to confirm the scope of work required on the two buildings.

Alex said he would review Directors & Officers insurance coverage. It was generally agreed it would be difficult to move forward in a way that would satisfy all owners.

Alex agreed to speak with David Firmin of Altitude Law and provide David with all available documentation. Alex agreed to search back as far as he could through emails and minutes regarding exterior painting and confirmation of votes establishing “grandfathered projects”.

No Executive Session was required.

Graham suggested using Zoom AI summary for meetings. Alex confirmed the Zoom AI summary was retained as well as minutes of the meeting being produced. Meetings were also recorded.

At 6:25 p.m. Kyle made a motion to adjourn the meeting. Jess seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management