

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

**THURSDAY, JUNE 6, 2024 – 5:00 P.M.  
VIA ZOOM**

Present: Jess Legere  
Graham Holland  
Kyle Koelliker  
Troy Russ  
Emilee Gaebler  
Don Wiseman  
Alex Summerfelt, Toad Property Management

Jess called the meeting to order at 5:19 p.m. and Alex confirmed there was a quorum.

Kyle made a motion to approve the minutes of the April 3, 2024 meeting. Jess seconded the motion and it was unanimously approved.

Troy explained Beth Appleton, legal counsel, had determined the section of the Ballot regarding common access easements for driveways and sidewalks required 100% approval and not the 67% approval required for changing some common elements to limited common elements. One owner had opposed the change and one abstained and therefore it would be necessary to make changes and prepare a second Ballot. Beth Appleton had cited Section 208(1) of Colorado statute to support her decision.

Troy said Beth Appleton had outlined written actions to enable owners to proceed with roof replacement funded by a special assessment for that owner(s) to avoid losing the opportunity to have the work performed in 2024. The interpretation of Section 208(1) by Beth Appleton was questioned and concern was expressed about spending additional funds for a second legal opinion.

After a long discussion Graham made a motion to engage Beth Appleton to revise the Ballot to include Association maintenance responsibility for driveways and walkways and not attempt to reassign those portions of the plat. Owners would have 14 days, or the minimum requirement stated in the Covenants, to vote and 67% approval of the entire Ballot would be required. Jess seconded the motion and it was unanimously approved.

Troy said Beth Appleton would have revised language ready for another Board meeting in approximately a week and suggested another question and answer meeting be scheduled during the two week voting period.

The next meeting was scheduled for Thursday, June 13, 2024 at 5:15 p.m. to either discuss the Ballot language or Association finances.

It was generally agreed owners could have building improvements performed and funded by a special assessment just for those owners within the building. A document could be signed although it was acknowledged there was no guarantee that future Boards or the Town would operate in the same way. A successful Ballot would enable the Association to move forward and have language in place.

It was agreed to check the number of bedrooms in each unit, according to governing documents, and to also encourage owners to vote on the second Ballot.

Alex said he had reached out to Penguin Pest Control on methods to deter birds from nesting on buildings. Alex explained the recommendations would be sent to the Board as soon as possible.

Alex confirmed Complete Coverage and other vendors would be providing bids for the buildings which had been scheduled for painting work over the past few years. The bids would be added to the AppFolio software for review by the Board. A meeting with April of the accounting team would be set up to explain finances so painting work, funded by the Association, could be scheduled as agreed at previous meetings.

At 6:19 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