

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

**THURSDAY, JUNE 13, 2024 – 5:15 P.M.
VIA ZOOM**

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

Kyle called the meeting to order at 5:21 p.m. and Alex confirmed there was a quorum.

Kyle made a motion to waive notice of the meeting as legal documents regarding the revised Covenant Amendment had only been received a few hours prior to the meeting. Graham seconded the motion and it was unanimously approved.

Minutes of the June 6, 2024 meeting would be approved at the next meeting.

Emilee expressed concern about the Covenant Amendment Ballot language and asked for amendments to bring the Ballot language in line with Section 4.15 of the Bylaws. Emilee also expressed concern about the language “common area windows and doors” remaining in Exhibit C and asked that the language be removed as the buildings did not have any common area elements. Article 1, Section 1.8.5 (iv) and (v) also needed to be deleted.

Due to the requested changes Emilee said the Covenant amendment documents could not be sent out in their current form.

Concern was expressed about the language for driveways currently shown on the Plat as Limited Common Elements. It was agreed Exhibit B needed to be amended to show four different categories – General Common Element maintained by Association, General Common Element maintained by unit owner, Limited Common Element maintained by Association and Limited Common Element maintained by unit owner.

Ongoing legal expenses were a concern. Emilee agreed to revise the language in the Covenant Amendment documents, the Board and Committee would review and then that packet of documents would be sent to Beth Appleton for confirmation that the amendments were acceptable. Another round of redline amendments from Beth would not be requested.

Alex said two trees needed to be removed, one in the roundabout and one near 109 Big Sky. Alex confirmed the work would be made a priority.

At 6:00 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