

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

**THURSDAY, JULY 18, 2024 – 4:00 P.M.
VIA ZOOM**

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

Kyle called the meeting to order at 4:04 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 shortly prior to the meeting. Jess seconded the motion and it was unanimously approved.

Jess made a motion to approve the minutes of the June 13, 2024 meeting. Kyle seconded the motion and it was unanimously approved.

Beth Appleton, legal counsel, had responded to five comments regarding Exhibit C and one comment regarding Exhibit F of the Covenant Amendment. It was agreed the section regarding landscaping for Lots 42, 43, 29 and 5 needed to state landscaping, in accordance with the plat, so owners understood the areas being referenced and the Association would continue to maintain. Language regarding the Big Sky buildings would be amended to reference stoop, deck and “stairs” and an owner responsibility. The Association currently conducted snow removal on the shared driveway between Lot 5 and Lot 29 and it was agreed maintenance (snow removal) by the Association would continue but replacement of the concrete in the future would be an expense of those owners. It was agreed Lot 44 would be referenced as Double W Buildings A and B and Beth would be asked to make the appropriate changes to the document and the exhibits (C and F). It was agreed garage doors were Limited Common Element and repair/maintenance would be an owner responsibility.

Alex agreed to reach out to Beth Appleton and once the changes were made the Board would make one more review of the amended document. Attempts would be made to send the Ballot to all owners within the next week. Alex confirmed none of the revised changes would require 100% approval.

At 4:37 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