

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

**WEDNESDAY, JULY 31, 2024 – 4:30 P.M.
VIA ZOOM**

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

Jess called the meeting to order at 4:33 p.m. and Alex confirmed there was a quorum.

Graham made a motion to waive notice of the meeting as the receipt of legal documents regarding the revised Covenant Amendment had been delayed. Jess seconded the motion and it was unanimously approved.

Alex explained it would be necessary to tidy-up the formatting of the Covenant Amendment received from legal counsel. Once that was completed it was generally agreed the documents were acceptable. Kyle said the Town of Mt. Crested Butte might be willing to review the documents immediately and possibly waive the fees.

Alex confirmed owners wanting to make repairs or upgrades to their units would need to submit their proposals to the Association for Board approval. Although owners would be responsible for payment the review of contractors, materials, colors and contracts would be part of the Board's review process as the units would still be covered by the Association's insurance.

Alex confirmed the Covenant Amendment would be sent to all owners by the end of the week. Owners would be given two weeks to respond and reminders would be sent during that time. It would be necessary to receive 67% approval.

Some owners wanted to move forward as quickly as possible after 67% approval had been obtained and fund those projects by building. Some delayed exterior painting projects would be completed by the Association in 2025 as previously agreed. How to fund those projects had not yet been decided and a special assessment might be necessary. Information would be presented at the annual meeting as part of the budget discussion.

Graham made a motion to approve Exhibit C – V2 dated July 29th. Jess seconded the motion and it was unanimously approved.

Kyle made a motion to approve the Summary of Proposed Changes and Ballot dated July 29th. Graham seconded the motion and it was unanimously approved.

Jess made a motion to put the Second Amendment dated July 29th to Ballot. Kyle seconded the motion and it was unanimously approved.

Alex confirmed a redline version of the documents would be available on the website for owners to review. The final document sent to owners would just be the clean version of the document.

At 5:00 p.m. Graham made a motion to adjourn the meeting. Jess seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management