

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

**WEDNESDAY, SEPTEMBER 25, 2024 – 5:00 P.M.
VIA ZOOM**

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

Graham called the meeting to order at 5:04 p.m. and Alex confirmed there was a quorum.

Jess made a motion to approve the minutes of the July 31, 2024 meeting. Kyle seconded the motion and it was unanimously approved.

Alex explained some capital projects had been deferred, for various reasons, and it was necessary to plan how to fund those expensive projects - painting the exterior of one building on Big Sky and one building at the entryway to Pitchfork and the replacement of two stairwells. Alex agreed to have the accounting team provide the Board with a summary showing how special assessment funds had been spent over the past few years. Alex also agreed to research prior board approvals for capital projects which might still be outstanding. Changes had been made to governing documents and accounting improvements made to avoid future projects being deferred.

Kyle made a motion to engage Beth Appleton, legal counsel, to research Board approved, and bids obtained, grandfathered-in projects prior to the adoption of the Second Amendment to the Covenants. Jess seconded the motion and it was unanimously approved.

Alex said Axtel Mountain were currently working on two roof replacements in the Association. Kyle said it appeared the projects were going well.

Graham said the insurance company had explained rates had increased due to the general insurance market and not as a result of any actions of the Association. Other options, to reduce the rate slightly, might be available and Alex agreed to circulate insurance information to the Board.

At the next meeting a draft Budget would be presented to the Board for discussion and approval. The meeting was scheduled for Thursday, October 17, 2024 at 5:00 p.m.

No Executive Session was necessary.

At 5:57 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