

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

**WEDNESDAY, MARCH 13, 2024 – 4:30 P.M.  
VIA ZOOM**

Present: Jess Legere  
Graham Holland  
Kyle Koelliker  
Troy Russ  
Emilee Gabler  
Joe Robinson, Toad Property Management  
Rob Harper, Toad Property Management

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

Kyle made a motion to approve the minutes of the April 4, 2023 and January 10, 2024 meetings. Jess seconded the motion and it was unanimously approved.

Joe explained Don Wiseman, Troy Russ, Kyle Koelliker and Emilee Gabler had been working on the Capital Improvement Committee and a Charter for the Committee had been prepared and shared with the board. Some changes had been proposed to the Charter and Graham made a motion to adopt the capital Improvement Committee Charter with the proposed changes. Kyle seconded the motion and it was unanimously approved. Joe confirmed the approved document would be added to the website.

Joe explained Troy and Don had been working with Emilee Gabler and Beth Appleton, legal counsel, on an amendment for the Covenants. Troy had prepared a Summary of the Proposed Changes which would be sent to owners together with a redline version and the proposed final document. Troy explained the significant changes proposed to the Covenants including new definitions of maintenance responsibility for General Common Elements and Limited Common Elements. Some maintenance expenses would continue to be an Association funded expense. Failure of owners to address maintenance responsibilities was also addressed in the proposed amended Covenants. It was generally agreed the proposed amendments did address the expectations and prior discussions.

Rob explained Toad had experienced success in utilizing Adobe for online voting instead of the regular mail for covenant amendments. Troy said Beth Appleton had suggested a Zoom meeting midway through the 21 day response period to address any questions or concerns from owners. Further review and approval by the Town of Mt. Crested Butte would be required after approval from 67% of owners (bedrooms) had been obtained. The document would then be recorded.

Troy agreed to circulate the redlined version of the Covenant changes to the Board for review. Joe agreed to draft a Ballot for review. A meeting was scheduled for

Wednesday, March 20, 2024 at 4:30 p.m. to approve the documents and the documents would then be circulated to all owners for voting. At the March 20<sup>th</sup> meeting the Board would also vote for officer positions on the Board.

Blue Dog Home Improvement had recommended roof snow removal on a couple of the buildings. It was agreed owners would be notified in advance if Blue Dog could provide a specific day/time for the work to be performed. Snow removal would continue to be an Association expense until it was addressed sometime in the future and was not part of the current Covenant amendment proposal.

Joe said he would follow up with Nick at Toad regarding the replacement of a window damaged by snow/ice.

Kyle said he would be willing to volunteer as President of the Association.

At 5:35 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