

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 27, 2024
VIA ZOOM

Present: Kyle Koelliker, 504 Horseshoe
Scott Winget, 104 Big Sky
Jess Legere, 502 Horseshoe
Alex Summerfelt, Toad Property Management

Kyle called the meeting to order at 4:34 pm and Alex confirmed there was a quorum.

Scott made a motion to approve the minutes of the December 13, 2023 meeting. Jess seconded the motion and it was unanimously approved.

Concern was expressed that snow removal had been occurring later in the day instead of snow removal happening early in the day to benefit people trying to get to work. Alex agreed to follow up with the snow removal crew. It was generally agreed the snow removal had been good despite snow removal becoming more difficult each year due to the lack of snow storage space and parking.

Parking continued to be a concern and it was hoped communication from the Parking Committee to owners would help.

Alex said financial reports, bids, etc, would be loaded on the AppFolio portal as the documents became available. Alex explained the February 29, 2024 financial report line by line and said expenses were generally in line with the budget. Alex said one owner was seriously delinquent and Alex would continue to follow up and attempt to collect those dues.

Alex explained short term rental income was based on owners/rental managers reporting rentals on a per night basis each month. It was a difficult process to monitor and the process relied on honesty. Alex suggested changing to an annual short term rental payment and information of owners renting was listed on the Town of Mt. Crested Butte website. It was agreed to discuss at a future meeting.

Alex confirmed there was currently \$4,551 in the Checking Account and \$31,591 in the Reserve Account. The accounts were currently held at Community Banks of Colorado and the Reserve Account earned a small amount of interest.

The financial report as at December 31, 2023 had been circulated to the Board.

It was agreed landscaping options for the common areas would be discussed in the future to reduce water usage and make improvements. Kyle said grant money might be available.

Once the snow melted a full inspection would be made of the alleys, roads and concrete areas and estimates for repair would be discussed at a future meeting.

Kyle said the parking area directly in front of 505 and 507 Horseshoe was not paved. It was agreed to research further.

Scott suggested sending a questionnaire/survey to owners to help establish priorities for improvements in the community. The questionnaire could go out in May and be discussed at the annual meeting. Scott agreed to work on a draft.

A Facebook page or a community notice board was discussed. It was agreed to discuss in the future.

It was generally agreed an Association cleanup day would be beneficial. A day in May would be selected.

Scott suggested having stencils available to mark trash cans as part of the cleanup day. Handing out trash/recycling schedules would also be helpful.

Concern had been expressed at the annual meeting about trees which were hindering snow storage. Some tree pruning could be the first step. Fences had been erected in some locations which would limit and restrict snow storage. The design review process was discussed and Alex stressed the need for careful consideration which was reasonable and not capricious.

The next meeting was scheduled for June 5, 2024 at 4:30 p.m.

At 6:00 p.m. Jess made a motion to adjourn. Kyle seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management