

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 11, 2025
CRESTED BUTTE & VIA ZOOM

Present: Scott Winget
Jess Legere
Scott Robson
Bayliss Baker, Toad Property Management
Collin Schuhmacher, Toad Property Management
Rob Harper, Toad Property Management

Scott Winget called the meeting to order at 5:03 p.m. and Bayliss confirmed there was a quorum.

Scott Robson made a motion to approve the minutes of the July 15, 2025 meeting. Scott Winget seconded the motion and it was unanimously approved.

Bayliss said the July Financial Report would be sent in the next few days.

Bayliss explained a Cottonwood Tree had fallen in the traffic island. The Town of Mt. Crested Butte had responded promptly and cut and removed the tree. It was generally agreed not to plant any more trees and just tidy up and revegetate that area with seed. Scott Winget suggested Toad inspect the trees and identify any trees which needed to be removed for safety reasons. Once trees had been selected a comprehensive plan for removal and any replanting would be prepared.

Scott Robson made a motion instructing Toad to coordinate with Town to perform a walk through of snow storage areas and identify trees for removal. Obtain bids from third party arborists for a comprehensive tree survey. Direct Toad to discuss tree replacement requirements with the Town. Scott Winget seconded the motion and it was unanimously approved.

Bayliss said Toad and Scott Winget would be meeting with Beth Appleton to discuss the Snow Removal Plan which had been requested by the Town. Legal expenses were over budget and most of those expenses had been incurred as part of the Parking Plan.

Bayliss said he had been in communication with an owner who had volunteered to plant at the front entrance. Attempts were being made to obtain perennial plants and keep within the agreed \$250 plant budget.

Scott Winget said the owner of Lot 13 had agreed to many of the design concerns expressed by the Board at prior meetings. The Cottonwood Tree would be replaced with an Aspen Tree. The roofing material would be Acid Washed Metal which would reduce the reflective qualities of the metal. The roof line above the garage had been amended to

reduce snow sliding onto a parking space. Some snow would still slide off the roof into a parking space. The proposed changes to the roof slope would require some small changes to grading.

After discussion Scott Winget agreed to reach out to Bill Coburn, the Lot 13 owner, to thank him for the changes and ask if the roof could be adjusted further to eliminate concerns about some snow still sliding off the higher roofs and hitting vehicles parked in the driveway.

Bayliss said CB Waterworks had made repairs to the leak at the front entrance. Some additional repairs could be made to the irrigation heads and the system would then be operational again. One small zone at the front entrance was not operational but CB Waterworks had confirmed that zone could be repaired. It had not been possible to obtain a rough bid for the work from CB Waterworks.

After discussion it was agreed to restore the front entrance irrigation and aerate and seed those areas. Other options could be discussed, including native grasses, in the future.

An estimate for the repair of the irrigation system would be obtained and the Board would review and approve via email.

Bayliss said he had started work on obtaining insurance renewal quotes. Bayliss said he would also be reaching out to State Farm and other companies.

At 6:00 p.m. Scott Robson made a motion in accordance with C.R.S 38-33.3-308 (3) and (4) to enter Executive Session to discuss delinquent dues. Scott Winget seconded the motion and it was unanimously approved.

At 6:09 p.m. Scott Winget made a motion to leave Executive Session. Scott Robson seconded the motion and it was unanimously approved.

At 6:10 p.m. Jess made a motion to adjourn. Scott Winget seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management