

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DECEMBER 4, 2024
CRESTED BUTTE & VIA ZOOM

Present: Scott Winget
Jess Legere
Kyle Koelliker
Alex Summerfelt, Toad Property Management

Scott called the meeting to order at 6:05 p.m. and Alex confirmed there was a quorum.

Minutes for the June 5, 2024 and August 28, 2024 meetings had been distributed prior to the meeting.

Alex explained any purchase of the deed restricted lot would require approval by a majority of owners. The current owner, the Gunnison Housing Authority, would be open to parking and snow storage with the Association while the lot was vacant. Kyle agreed to reach out to the Town of Mt. Crested Butte to determine what interest the Town had in the lot. Alex confirmed snow storage agreements with two lots were being prepared.

Alex confirmed Beth Appleton was working on the parking plan. Parking and storage would be discussed at the annual meeting. Scott said there had been meetings with the Town of Mt. Crested Butte and Beth Appleton to discuss private and public parking. To remove public parking would require a vote of owners. At least 67% approval from owners would be necessary and Beth needed to amend the governing documents and then the Town Council would vote. Attempts would be made to have everything completed by early Summer so signage and enforcement would be ready for the Winter. Scott said he would provide documents to the Board for review as soon as the Town and the Parking Committee completed those documents.

Prior to the meeting the financials as at October 31, 2024 had been sent to the Board. Alex explained actual income and expenses for 2024 compared to Budget. Alex said the management fee for 2025 needed to increase by 3.2%. Alex said he would continue to monitor and research short term rental income. An annual short term rental fee, instead of a per rental fee, could be discussed in the future. The Association had approximately \$31,000 in the bank accounts. One owner was significantly delinquent and the collection process had been commenced in accordance with State regulations. A payment plan would be offered to that owner.

A draft 2025 Budget had been circulated to the Board. The draft Budget did not include a dues increase in 2025. Alex explained the anticipated 2025 expenses line by line. Alex said the seven undeveloped units had not been invoiced at the full 15% of dues as outlined in the governing documents. That figure had been adjusted for 2025 and

those seven units would pay the full 15% of monthly dues. After discussion Scott made a motion to not adjust the remaining units as the monthly adjustment, per unit, would be very minimal. Jess seconded the motion and it was unanimously approved.

Kyle made a motion to adopt the 2025 Budget as presented. Scott seconded the motion and it was unanimously approved.

Alex said 104 Horseshoe had submitted documents for plan review and those documents had been circulated to the Board. Alex explained Goodnight Roofing would be the Contractor and Alex said he had experience of Goodnight Roofing and they had good references and he had been very happy with their work. The color selection of Burnished Slate was similar to other new roofing projects in the community. Scott made a motion to accept the new roof plans submitted for 104 Horseshoe. Jess seconded the motion and it was unanimously approved.

Alex explained new owners of 203 Pitchfork had provided documents for a new roof. The Contractor would be Axtel Mountain Construction and the color choice was Matt Black. The connecting breezeway roof would not be included in the work. Kyle said 505/507 Horseshoe had recently installed a Slate Grey roof. Alex agreed to follow up and find out if 201/203 Pitchfork would agree to use the same roof color as the connected 505/507 Horseshoe. Kyle removed himself from the decision. Scott made a motion for a conditional approval for a new roof at 201/203 Pitchfork with the color choice of Slate Grey. Jess seconded the motion and it was unanimously approved.

The annual meeting was scheduled for Wednesday, December 18, 2024 at 6:00 p.m.

The next Board meeting, with the Parking Committee, was scheduled for January 15 or 16, 2025 at 5:30 p.m. Scott would check if Corey Dwan was also available on January 15th or 16th.

A meeting with all owners was scheduled for February 26, 2025 at 6:00 p.m. to explain and present potential parking changes. A follow up meeting would be held with all owners on March 18, 2025 also at 6:00 p.m.

Jess made a motion to approve the minutes of the June 5, 2024 meeting. Kyle seconded the motion and it was unanimously approved.

Kyle made a motion to approve the minutes of the August 28, 2024 meeting. Scott seconded the motion and it was unanimously approved.

Alex agreed to follow up and have the fence panels removed at 108 Big Sky as that was a snow storage area.

No Executive Session was required.

At 7:30 p.m. Scott made a motion to adjourn the meeting. Jess seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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