

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 28, 2024
104 BIG SKY, CRESTED BUTTE & VIA ZOOM

Present: Kyle Koelliker
Scott Winget
Jess Legere
Don Wiseman, Parking Committee
Corey Dwan, Parking Committee
Alex Summerfelt, Toad Property Management

Scott called the meeting to order at 5:05 pm and confirmed there was a quorum. Notice of the meeting had been sent on August 26, 2024.

Don explained the Parking Committee had been reaching out to owners and also to the Town of Mt. Crested Butte to research parking concerns. Personnel at the Town of Mt. Crested Butte had presented parking maps, snow storage maps and a Lot Regulation Table setting out parking spaces for each lot. Future development on neighboring land might provide some additional snow storage options. Snow storage options within Pitchfork were very limited and Don said attempts had been made to be as creative as possible and utilize all snow storage spaces. Snow storage had been increased by pushing snow onto Mt. Crested Butte Water & Sanitation District land but that was just a year-by-year verbal agreement. The Town of Crested Butte had trucked snow away as needed at a preferable rate compared to private companies.

Don said the Housing Authority had no plans at this time to build on Lot 34. If public parking on the road and parking on Lot 33 was resolved it might be possible to increase snow storage on Lot 34. Alex said he might be able to reach out to the County Housing Authority to ask permission. Don confirmed Bill Coburn had no plans to build at the present time and the Association and Toad would continue to reach out to him and obtain permission for snow storage.

Don explained he had spoken to Todd Carroll at Mt. Crested Butte Town about public parking in Pitchfork when the Association was paying for the snow removal. If the Association took over management of public parking the Association could adjust the parking spaces to maximize parking for residents. Corey explained some owners did not park on their driveway due to the lack of snow fences on the roof of their home. Parking in the garage was not always an option as many vehicles were too large for the space.

After a long discussion it was agreed to go back to the Town of Mt. Crested Butte and state the Association wanted the public parking removed. Making the parking private to Pitchfork residents would reduce the number of vehicles. Parking passes could be displayed in the window of all vehicles and residents would be encouraged to park in the garage or on the driveway. As part of the parking enforcement discussion Alex explained it would be necessary to follow State law regarding the potential towing of

vehicles. It was generally agreed being able to notify residents to move vehicles would be beneficial for snow removal.

Alex agreed to reach out to the Town of Mt. Crested Butte to schedule a meeting between the Parking Committee and Leah and Todd and any members of the Board available at that time. Alex would also reach out to the Gunnison County Housing Association to discuss Lot 34 and possible snow storage opportunities.

Scott made a motion to engage Beth Appleton, legal counsel, to review any documentation regarding any changes to parking within Pitchfork.

Don presented a color sample of the material to be used on roof replacement. It was generally agreed the Contractor, material and scope of work were all acceptable. Don agreed to provide the information to the Pitchfork Townhomes board and Master board so that formal approval could be granted.

Alex said the amendment of the Townhomes governing documents had reached the required number of positive votes.

Prior to the meeting a financial report had been provided to board members. Alex said the Association was running favorable to Budget and Reserve allocations would be discussed later in the year. Alex confirmed Turner Peterson, previously with Toad and now Lapis Construction, would be blowing out the irrigation system. Alex said he would obtain some bids for landscaping changes at the front entrance.

Alex confirmed at July 31, 2024 the Checking Account had approximately \$8,600 and the Reserve Account had \$21,800. Alex confirmed Toad would continue to follow up with one delinquent owner to collect overdue funds. The Association had now paid all outstanding operating expenses.

Alex said an application for a fence had been submitted by 108 Big Sky. A similar fence in the neighborhood was removed each Winter, by the owner, to enable snow removal and storage. Alex agreed to contact the owner at 108 Big Sky to advise the fence panels needed to be removed each Winter and also advise the existing trees and the new fence did encroach on snow storage and removal of the trees and fence could be requested by the Board in the future. The Board would continue to discuss if the owner wanted to proceed.

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

No Executive Session was required.

Concern was expressed about the removal of some trees and the owner planting new trees in that location.

Mud swallows nesting in the roofs had been a problem at several locations. Penguin Pest Control would be able to provide long term solutions.

Concern was expressed about a lack of asphalt paving by Lot 44. It was agreed to review and include when other projects in the neighborhood were scheduled.

Encroachments in snow storage areas would be discussed again at a future meeting.

At 7:22 p.m. Jess made a motion to adjourn the meeting. Kyle seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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