

**PITCHFORK ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**JUNE 28, 2021**  
**VIA ZOOM**

Present:

Jess Legere  
Kathryn Keller  
Don Wiseman  
Jordan Brandenburg, Toad Property Management

Jordan called the meeting to order at 5:37 pm and confirmed there was a quorum.

Jordan said a draft 2022 Budget had been distributed prior to the meeting. Jordan explained no dues increase was proposed and the Budget was very similar to the prior year except for an increase in the management fee. Kathryn said Marcus Lock of Law of the Rockies was a great resource and support for the association and it was unanimously agreed to keep legal fees at \$1,000 in case it was necessary to reach out to Marcus for advice.

Jordan explained a SealCo bid had been obtained for sealcoating the alleys. The road closure on a portion of Horseshoe was causing traffic disruption and mess and there was not clear signage. Jordan explained the Town of Mt. Crested Butte were in the process of repairing a sewer line and a gas line break. Jordan said he would be talking to the Town to find out how long the repair would take and request better signage. The cost of repairs would be a Town expense and not an expense of the Association.

Don said the Townhomes Association did not have the funds available to share in the SealCo bid at the present time due to other capital expenses being funded by a special assessment. Don said it was important to maintain the asphalt and suggested the master association fund the SealCo work in the alleys.

Don made a motion to adopt the 2022 Budget with legal increased to \$1,000 and to reach out to the rest of the Pitchfork Board to suggest the master association pay for the SealCo work in the alleys. Kathryn seconded the motion and it was unanimously approved.

Jordan said an email had been circulated to owners reminding owners of the occupancy levels at each unit as set out in the governing documents. The Town of Mt. Crested Butte would not enforce the Association governing documents on short term rentals as that was for the Association to do. If owners refused to follow the Association regulations there was a policy in place to apply fines and penalties for noncompliance. Kathryn said the short term rental policy was generally working well.

Jess said the dog poop station on Horseshoe required bags. Some conflict between dog owners and non-dog owners continued.

Jordan agreed to follow up on the raft trailer which had not yet been moved. Another trailer had been parked in Pitchfork and Jordan agreed to follow up and find out if it was part of the Horseshoe repair.

Lack of maintenance at some yards was a problem. There had recently been issues with irrigation and combined with a long dry spell some areas were not looking good. Jordan said work was underway on the irrigation systems and to improve the appearance of common area landscaping.

At 6:07 pm Kathryn made a motion to adjourn the meeting. Don seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper,  
Toad Property Management