

**PITCHFORK ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**JULY 19, 2022**  
**VIA ZOOM**

Present: Jess Legere  
Roman Kolodziej  
Hannes Gehring, Toad Property Management

Hannes called the meeting to order at 11:12 am and confirmed there was a quorum.

Hannes explained the purpose of the meeting was to discuss and approve a 2023 Budget. The annual meeting would need to be rescheduled if the Budget could not be approved by July 22, 2022. Hannes explained the Budget included a 9% dues increase.

Roman asked for some clarity and explanations on the various line items in the draft Budget. Hannes explained the Budget figures were for the year but the actual expenses were year to date.

Roman asked Hannes to be prepared to answer questions about individual line items being over budget or under budget for prior years. Jess explained additional line items such as irrigation, landscaping, fence maintenance, etc, had been added to provide additional information to owners instead of putting everything under one general heading of landscaping.

Roman expressed concern that money allocated to the Reserve account had been spent on operating expenses instead of putting the money into the Reserve account. It was generally agreed regular Board meetings would help to keep track of expenditure and understand why funds could not go to Reserve.

Roman and Jess agreed to meet with Rob Harper to discuss prior year expenses and the Budget. Jess said increases to the management fee and hourly rates would be a topic at the annual meeting and Roman agreed it was something to discuss with Rob.

It was agreed potential Covenant changes would be presented to owners at the annual meeting with a vote taken at a later date.

At 11:40 am Jess made a motion to adjourn the meeting. Roman seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management