

**PITCHFORK ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**SEPTEMBER 11, 2018**  
**318 ELK AVENUE, SUITE 24, CRESTED BUTTE, CO 81224**

Present: Bill Coburn  
Kathryn Keller (by phone)  
Roman Kolodziej (by phone)  
Chris Young  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management  
Austin Chambers, Law of the Rockies

Rob called the meeting to order at 10:01 am and confirmed there was a quorum.

Chris made a motion to appoint Jess Legere to the Board. Bill seconded the motion and it was unanimously approved.

Roman made a motion to adopt the current version of the document concerning the leasing of Dwelling Units. Chris seconded the motion and it was unanimously approved.

Chris made a motion to adopt the proposed new Rules and Regulations Relating to Rentals. Bill seconded the motion and it was unanimously approved.

Chris made a motion to adopt the revised Policies and Procedures Regarding Enforcement. Roman seconded the motion and it was unanimously approved.

Rob said an email would be sent to owners encouraging them to review the documents and the new procedures for rentals would be put into place and the rental fees collected.

Rob suggested adding signage at the front entrance reminding owners, renters and guests of the rules and regulations for Pitchfork and passing the sign would acknowledge the reading and acceptance of those rules and regulations. Concern was expressed about additional signage, whether people would actually read the information, and how to summarize the regulations to fit a sign. It was agreed not to proceed any further with a sign.

The replacement of the garage door at 405 Horseshoe was unanimously approved.

Roman asked to approach the Town to replace all signage which had previously been in place especially the one way street sign at Big Sky. Rob said the roads within Pitchfork were under the same regulations as the Town and a Town Ordinance change would be required to reduce the speed from 25 mph. After discussion it was agreed a

speed limit change would not happen and Roman agreed to discuss the one way street signage at Big Sky with the Town.

After discussion it was agreed additional insurance, including Directors and Officers insurance coverage, would be beneficial and Rob agreed to speak to the insurance agent and the additional cost would be approximately \$1,200.

Chris made a motion to adjourn the meeting at 10:29 am. Bill seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management

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