

PITCHFORK ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 20, 2023
VIA ZOOM

Present:

Jess Legere
Don Wiseman
Alex Summerfelt, Toad Property Management

Alex called the meeting to order at 4:45 pm and confirmed there was a quorum.

Minutes of the October 6, 2022 meeting would be reviewed at a future meeting.

Alex said there had been discussion prior to the meeting to change the allocation of machine snow removal costs making those costs entirely an expense for the Master Association. Removing the charge from the sub-associations would add approximately \$20,000 to the Master budget for snow removal. Don explained two alleys had been changed to a 100% Master expense in the prior year and now it was proposed that all shared areas highlighted by the Parking Committee would become a Master expense. Snow removal by shovel would remain as an expense for the sub-associations.

Alex confirmed the year-to-date snow removal expense for the Master association was approximately \$31,000. It had been a big snow year and snow removal expenses had gone up as snow had to be trucked away more frequently as there was less snow storage in Pitchfork.

Don said Coburn Development had agreed Lot 13 can be used for snow storage subject to the snow being removed off the lot by April 30, 2024.

Don suggested allocating \$42,000 to snow removal in the 2024 Budget. Don explained snow storage beyond the Association's easements was disappearing. For the 23/24 winter the Association could store snow on Lot 13, Coburn Development's lot, and is hoping to store snow on Lot 34, the Gunnison Housing Authority lot. The use of both lots is year to year. Also, the cost of moving snow from Pitchfork is going up. It was agreed the Pitchfork Map highlighted to show the snow storage areas lost would explain the need to increase the snow removal budget. Alex said he would reach out to the Gunnison County Housing Authority to discuss snow storage on their vacant lot and determine when they might want to build on that lot.

Alex said due to staffing changes within Toad during 2023 and deferred maintenance within Pitchfork the Management Fee would not be increased in 2024. Utilities had been increased in the 2024 Budget to bring the costs in line with actual expenses during 2023. The amount for the Reserve Fund had been increased to bring that figure closer to the 10% of operating expenses required by Lenders.

Alex said he would amend the 2024 Budget to include 100% of the allocation of machine snow removal expenses, confirm the amount of monthly dues per unit and the 2024 Budget would be approved via email.

Don explained the Parking Committee was preparing a report to send out after the first of the year to the Association owners. Don said the Committee had met with the Town of Mt. Crested Butte. The Town shared the PUD Lot Regulations Table, which sets out the allocated parking spaces for each lot in Pitchfork. The Town also shared a Parking Map displaying how people should park and how many vehicles could be parked in garages and/or driveways. It was agreed garages were small and the larger cars or trucks could not park in the garage. Don said the Committee has proposed some changes to the Regulations Table and the Town was amenable to adopting those parking changes. Don shared the revised Regulations Table, including the redline comments, to the board. Don said it had been very clear that the original parking maps were not practical especially during the winter months.

Don said the Parking Committee had also met with Town to discuss the snow removal. During one of the meetings the committee pointed out the Association's covenants state the association will remove and store the snow the Town plows onto the 5' asphalt storage area; will remove the snow on the 8' concrete pad, i.e. year-round on-street parking; and will maintain/repair the concrete pad. This means the Association is paying and maintaining the on-street parking for the public. If the Association is incurring all the expenses for on-street parking it should not be public parking but parking for the Association only. Changing the parking to association only would aid in removing snow also. Historically numerous public vehicles have been left on the Pitchfork streets for weeks and weeks in the winter resulting in huge berms around the vehicles from snow plowing. The berms create problems for snow removal operations, narrowed the streets - a safety issue, and blocked access to the association's snow storage areas. The Town agreed changing on-street parking in Pitchfork from public to Association only made sense but further discussions on making that change would be needed and any changes would most likely have to be approved any the Town Council.

Don explained the report also addressed sections of the associations covenants, specifically landscaping in snow storage areas, parking in snow storage areas and occupancy of units. It was generally agreed the addition of sleeping space in the basement of some units, which is not permitted by the covenants, is a safety concern as well as adding to the parking problems due to the increase in occupancy in a unit. Don said the Parking Committee would continue to work on the report and anticipated the final report would total 15 pages. Don suggested the report be sent out to owners, allow owners time to review the report and then send a survey for feedback.

It was agreed to update owners at the annual meeting about the research of the Parking Committee and a short summary of the issues which had been identified. After the annual meeting the final Parking Committee report would be sent to owners and a survey completed by owners. It was generally agreed the education and feedback would

be a lengthy process and it might be a couple of years before the Association was able to make any significant changes.

Alex said a map on the website would be a great benefit for people to understand parking or short term rental units. The Town had expressed concern that some units operated short term rentals but had not notified the Town.

The annual meeting for the Master Association was scheduled for Monday, December 4, 2023 at 6:30 p.m. Attempts would be made to have the sub-associations meeting by December 15th.

At 6:13 pm Don made a motion to adjourn the meeting. Jess seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management