

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
FEBRUARY 4, 2021  
3:00 P.M.**

By Zoom: Debbie Montford  
Lynn McDermand  
Tom Atkinson  
Bob Bishop  
Jeff Hermanson  
Marcus Lock, Law of the Rockies, Association's legal counsel  
Kendall Burgemeister, Law of the Rockies  
Rob Harper, Toad Property Management  
Jordan Brandenburg, Toad Property Management

Rob called the meeting to order at 3:02 p.m. and confirmed there was a quorum with all board members participating.

Tom made a motion to approve the December 11, 2020 meeting minutes. Lynn seconded the motion and it was unanimously approved.

At 3:04 p.m. Lynn made a motion to go into Executive Session to discuss matters relating to Wildcat Creek and Scenic Butte LLC with legal counsel. Debbie seconded the motion and it was unanimously approved.

At 4:04 p.m. Tom made a motion to leave Executive Session. Bob seconded the motion and it was unanimously approved.

Kendall Burgemeister of Law of the Rockies would discuss Wildcat Creek water matters with the various entities involved and report back to the Board.

It was unanimously agreed Marcus and Rob would draft a letter to property owners on Trappers Way to update them on the Scenic Butte LLC matter and encourage interested owners to reach out to Rob or the Board with questions. It was agreed the letter would be sent by email and regular mail as soon as possible.

Rob agreed to once again reach out to the Board and Kent Cowherd to set up a meeting to discuss the Design Guidelines.

Rob explained the work on the Wildcat Bridge, including engineering costs, was closer to \$100,000 than the originally estimated \$84,000. After discussion Tom made a motion to assess Wildcat owners \$50,000 for the completion of the work on the Wildcat Bridge. Lynn seconded the motion and it was unanimously approved. Rob confirmed an additional snow pole would be added at the end of the bridge. It was generally agreed the new gate mechanism at Wildcat was working well.

At 4:12 p.m. Tom made a motion to adjourn the meeting. Lynn seconded the motion and it was unanimously approved.

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Rob Harper,  
Toad Property Management, Association Manager

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