

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
BUDGET MEETING OF OWNERS  
DECEMBER 30, 2020 – 10:00 A.M.  
VIA ZOOM**

Present:                    Bob Bishop  
                                 Tom Sisson and Patricia Osbaldiston  
                                 Seth Novatt  
                                 Andrew Cassel  
                                 Jake Jones, Crested Butte Land Trust  
                                 Ken Evans  
                                 Tim Pfafman  
                                 Skymont, LLC  
                                 Michelle Cowell  
                                 Lynn McDermand  
                                 Tom Atkinson  
                                 Rob Harper, Toad Property Management  
                                 Marcus Lock, Association's legal counsel

Proxy to Lynn McDermand:  
                                 James LoBianco  
                                 James Hopkins  
                                 Richard & Diane Clark  
                                 Jordon & Chris Ringel  
                                 Vanguard Atlantic  
                                 Line 5 Holdings LP  
                                 James Houstoun  
                                 Montford Family Trust  
                                 Win Craven  
                                 Jeffrey Rohing  
                                 Randall Raziano  
                                 Brian Humphry

Rob Harper called the meeting to order at 10:04 am and said notice of the meeting had been mailed on December 15, 2020. Rob explained there was not a quorum.

Tom Atkinson made a motion to accept the minutes of the August 1, 2020 annual meeting. Lynn McDermand seconded the motion and the minutes were unanimously approved by those participating in the meeting.

Rob Harper said it had been a busy year for Trappers Crossing. Rob explained removal of new growth in the areas where tree thinning/removal had been performed in earlier years had been completed and the Board would continue to discuss future tree thinning/removal fire mitigation projects. The Wildcat bridge had been replaced to bring it into compliance with Forest Service requirements and some additional work would be necessary in the Spring as the project had taken longer than the contractor originally estimated. Final special assessment invoices for the Wildcat bridge work would be going out to Wildcat owners.

Rob Harper said the aerator pump for the pond at Journey's End Road had been replaced. Additional speed signage had been installed at Trappers Way. Rob explained the Baby Head

Hill fire egress matter had been resolved and Marcus Lock, the Association's legal counsel, would be drafting a letter to all owners in the Spring. Work on the fire egress would be performed in 2021 after an engineering report had been prepared. Rob explained work continued on possible cost sharing proposals to maintain Peanut Lake Road and it was hoped several entities which enjoyed the access would contribute towards the maintenance of that road. Rob explained the Trappers Way entry signage had been installed and upgrades made to the gate operating mechanism. Rob said upgrades to the Wildcat gate operating mechanism would commence shortly.

Rob Harper explained that the Association was changing the financial year to the calendar year, and a draft 2021 Budget had been distributed. Rob said the 2021 Budget had been approved by the Board and the purpose of the meeting was to have owners approve the Budget which kept dues at the current level. Rob explained legal expenses had been high mainly due to the work to secure the Wildcat fire egress route on Baby Head Hill and also the condemnation legal action filed by Scenic Butte LLC against the Association to obtain access through Trappers Way to land outside of Trappers Crossing. Marcus Lock gave some background to those legal expenses and said the Baby Head Hill fire egress route had been resolved without going to trial but a recent motion to dismiss the Scenic Butte LLC condemnation had been denied and an additional motion would be filed to challenge that decision. Marcus said attempts would be made to resolve the Scenic Butte LLC legal action and Rob said the Board would review legal expenses and determine if a special assessment would be necessary if resolution was not reached. Marcus agreed to provide a satellite image of the land Scenic Butte wanted to develop. Rob and Marcus explained legal expenses were currently shared between all owners as part of the regular dues. Patricia Osbaldiston asked legal counsel and the Board to review the Baby Head Hill easement agreement.

Tom Atkinson made a motion to approve the Budget for January – December 2021 keeping dues at the current level. Lynn McDermid seconded the motion and it was approved by those participating in the meeting.

Rob Harper explained the Bylaws stated an annual meeting would be held in August and the Board would be considering an amendment to the Bylaws to allow an annual meeting later in the year for the purpose of approving the Budget.

Tom Atkinson made a motion to adjourn the meeting at 10:33 am. Lynn McDermid seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Manager