

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
MAY 2, 2018
12:30 P.M.**

The Board of Directors of Trappers Crossing at Crested Butte Association met on May 2, 2018 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present: Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

By Phone: Lynn McDermid
Tom Atkinson
Debbie Montford
Jeff Hermanson
Marcus Lock, Association's Attorney

Rob called the meeting to order at 12:35 p.m. and confirmed there was a quorum.

Rob explained the meeting was to discuss the request for an outdoor fire pit/BBQ unit and said Marcus was available to explain the legal options available for the Board.

Marcus said the Covenants permitted a cooking or BBQ type grill but there was a concern the unit would be used as an outdoor fire pit as the unit had a removable grill. Marcus said in the interest of public safety it was hoped the owners would not use the unit as a fire pit especially as the wildfire danger was a concern to owners and the entire community.

Marcus suggested setting up conditions of approval with a large fine if the Association discovered the grill had been removed and the unit used as an outdoor fire pit. Marcus proposed the following conditions be applied to any approval:

1. Applicant shall remove all references to "fire pit" on the plans (page 1)
2. Applicant shall install a sprinkler that can reach the entire area surrounding the grill shown on pages SKA 12 and SKA 13 of the plans.
3. Any outside fire shall be entirely contained within a cooking or barbecue type unit or grill.
4. Accordingly, (a) the grill shown on pages SKA 12 and SKA 13 of the plans shall be capable of being used to cook or barbecue food; and (b) the grill shown on pages SKA 12 and SKA 13 of the plans shall not be operated without the mesh spark arrestor shown on such plans.
5. The grill shown on pages SKA 12 and SKA 13 shall only be operated with gas.
6. The Applicant shall not burn wood or any other solid fuel at any location on the lot without additional approval of the Architectural Review Board in accordance with the subdivision's protective covenants.

7. For purposes of clarity, this approval does not authorize the burning of wood or any other solid fuel on the lot. Nor does this approval authorize open fires or open burning of any kind on the lot.
8. Under the Association's enforcement policy, an open burning violation shall subject the lot owner to a \$5,000 fine.

Marcus explained the Board did not have the authority to amend a Covenant and a Covenant could only be amended with at least 67% approval of all owners. Marcus said a separate Rule could be drafted and accepted by the Board to clarify the existing Covenant wording in Article 6, Section 13 and assist owners in understanding what was permitted within Trappers Crossing.

Marcus said the County might introduce a fire or charcoal ban due to the dry conditions although the specific wording was unknown at this time. Marcus confirmed the County regulations would apply to all land within Trappers Crossing.

The Board instructed Marcus to draft an approval letter with conditions and circulate to the Board. Rob confirmed the owner had addressed all other issues on the plans that had been previously discussed.

Rob agreed to circulate some proposed dates for future Board meetings.

The meeting adjourned at 1:15 pm.

Rob Harper, Association Manager