

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
JUNE 19, 2014**

The Board of Directors of Trappers Crossing at Crested Butte Association met on June 19, 2014 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present: Lynn McDermid
 Cille Ribaud
 Jeff Neumann
 Gordon & Angela Reeves, Managers
By Phone: Bobby Nichols

Angela called the meeting to order at 3:35 p.m. Angela explained the purpose of the meeting was to discuss the draft 2014/15 Trappers Crossing budget.

Angela said Trappers Crossing at Crested Butte needed road maintenance, mag chloride and replacement of the cattle fence at Peanut Mine. After a short discussion it was agreed Lacy Construction would grade and apply mag chloride to that stretch of road and Jeff asked if a second estimate for fence replacement could be obtained. Angela agreed to contact Dale Thomas and if his estimate was less than the \$4,383.35 estimate from Davidson Wildlife Services the work would go ahead as soon as possible as that fence line was the perimeter of Trappers Crossing at Crested Butte.

Angela said Lots 5, 6 and 8 Trappers Crossing at Crested Butte had a Joint Access Drive Agreement for their access road (Meadow Drive) once it left Reservoir Road. Angela explained the agreement stated the maintenance and snow removal expenses for Meadow Road were the responsibility of the three owners. Angela said significant work was required on Meadow Road to bring the surface up to the same standard as other parts of Trappers Crossing at Crested Butte. Angela explained an owner had asked if the association would be willing to take over maintenance of the road or perhaps take over the maintenance after the three lot owners had made the necessary repairs to the road. After discussion it was unanimously agreed the 1990 agreement would continue and the association would not take over maintenance of that section or any of the other shared drive agreements that were in place throughout Trappers Crossing.

Angela explained a questionnaire to Trappers Crossing at Crested Butte owners who would be responsible for funding an entrance gate at Trappers Way had revealed an equal number of owners in favor of a gate as those opposed to a gate. After discussion it was agreed a gate would eventually happen and a reserve fund would be built up to fund the installation and operation of a gate in the next few years.

Angela said Joya DePasquale had called to apologize for the behavior of her tenants during the winter. Several owners and Town residents had been disturbed during the winter by the noise of gunfire and the tenants had snowmobiled over other lots. Joya had explained the tenants were no longer at the property.

Angela said a culvert installed by the Nordic Council at Journey's End during their 2013 trail work was not large enough to deal with the spring run-off and Toad employees had spent time each day pulling rocks and debris out of the culvert to prevent water going over the road and flooding storage units in town. Angela said she had reported the problem to the Nordic Center and they would replace the culvert prior to the winter.

Angela explained a Trappers Crossing South owner had suggested paving Journey's End road. The Town was not interested in sharing the cost of paving and therefore the work would be the entire responsibility of the eight Trappers Crossing owners. After discussion it was agreed no plans would be made to pave Journey's End in the near future and the association would leave annual dues at \$2,400 per lot to steadily build up the reserve.

Lynn said the road maintenance on Wildcat Trail did not seem to be very consistent and Angela agreed to check on the remaining work. Angela said the State Forest Service had been marking trees and Phases 2 and 3 of the tree thinning were expected to start soon as the ground was almost dry enough to do the work. Angela said some owners had not yet paid their 2013/14 annual dues and legal action would have to be commenced against at least two owners. Angela said Colorado Law required specific wording in a Collection Policy. Prior to the meeting a Collection Policy had been distributed and Bobby made a motion to approve the Collection Policy as distributed. Jeff seconded the motion and it was unanimously approved.

After discussion the draft 2014/15 budget was unanimously approved with annual dues of \$2,800 for Trappers Crossing at Crested Butte and Trappers Crossing at Wildcat and \$2,400 for Trappers Crossing South.

Lynn expressed concern about construction of the Baxter Gulch Trail and potential trespassing once the trail was fully open. Angela agreed to contact the Town of Crested Butte for regular updates and to stress the need for adequate policing of the trail.

The meeting adjourned at 5:50 p.m.

Angela H. Reeves, Association Manager