

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
JULY 23, 2015
3:00 P.M.**

The Meeting of the Board of Directors of Trappers Crossing at Crested Butte Association met on July 23, 2015 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present: Lynn McDermand
Debbie Montford
Rudy Rozman
David Leinsdorf, Association's Attorney
Chris Baggot, Owner Lot 33A and Principle of Pillow Rock Financial
Dylan Carson, Attorney for Chris Baggot
Alex Stewart, Trail Designer
Gordon & Angela Reeves
Rob Harper, Toad Property Management

By Phone: Marcus Lock, Association Legal Counsel
Jim Hopkins
Tom Atkinson

Lynn McDermand called the meeting to order at 3:05 p.m. and confirmed there was a quorum.

Angela explains that Jeff Neumann has stepped down from the Board because his home has sold and therefore there is a vacancy.

Debbie Montford makes a motion that Rudy Rozman will fill the vacancy on the Board. Lynn seconds, all are in favor and the motion carries.

Dylan Carson gives a brief presentation explaining that Chris Baggot is the owner of Lot 33A and has built a mountain bike trail on his property with the help of trail designer Alex Stewart. Chris also owns a home on 124 Whiterock Ave. in Crested Butte. He said that the trail has been built for the use of himself and his family and friends. They inspected the trail yesterday with the Gunnison County manager at the Planning Office who said that this land use change was not necessary. The trail is not for motorized use. He also said that this trail will not harm any other property and that they believe that the trail will increase the value of all property in Trappers Crossing.

Lynn Mcdermand makes a motion to move into executive session at 3:16 with a second from Debbie Montford. It was unanimously agreed to move immediately into Executive Session pursuant to C.R.S. §38-33.3-308(4)(b) to consult with legal counsel regarding Lot 33A, Trappers Crossing Wildcat.

David explains that the Board is back in open session at 4:21 and that Chris Baggot, Dylan Carson and Alex Stewart have returned and that Tom Atkinson is no longer on the phone.

Debbie asks Chris when he would be building a residence. Chris says that he is not sure and that one of the reasons why he bought the property is that is directly linked to the Green Lake Trail. Debbie expressed concern over the connector trail to his trail. She explained that she is trying to maintain the value of her residential property.

David said that he spoke with Russ Forrest, the head of the Community Development Department today and discovered that there would be work session with the pending application either on 8/21/15 or 9/4/15. David said that there is no urgency to make a decision today but that the Board will make some decisions on the next steps to take.

Carson asks that the Board explain what the problem is and David said that Marcus would be contacting Dylan and in the meantime with a possible tolling agreement.

Dylan said that there is no commercial purpose for this trail and that is purely for residential use. He said that he has not spoken with Russ Forrest today but that the Town has not expressed any concern for this. David agreed and said that Russ Forrest told him that he spoke with Michael Yerman the Town Planner and that they do not want to get in the middle of this discussion. Dylan said that they do not see this as an attractive nuisance. Marcus Locke disagreed with this and said that he and Dylan could discuss further later.

Chris explained that he has a similar property in Indiana and wants to be a good neighbor. He said that he has not heard of any problems with the trail so far. He said that yesterday was the first time that he had seen and ridden the trail. He said that they started construction on the trail in late September 2014 and finished towards the end of October, 2014.

Lynn makes a motion to have Marcus contact Dylan regarding a tolling agreement, second by Jim, all in favor, the motion passes.

Lynn makes a motion to continue this meeting August 11, 2015 at 10:00 a.m. Debbie second, all in favor and the motion passes.

Debbie submits a motion to adjourn, second by Lynn and the meeting is adjourned at 4:35.

Rob Harper, Association Manager