

**MINUTES OF THE ANNUAL MEETING  
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
AUGUST 2, 2015**

The Annual Meeting of Trappers Crossing at Crested Butte Association was held at the Chateaux Meeting Room on August 2, 2015 at 4:00 p.m. The meeting was called to order by Rob Harper, Manager at 4:20 p.m. Rob said notice of the meeting was mailed on July 2, 2015 and 42 owners (53%) either present in person or by proxy represented a quorum.

**Reading and Approval of Minutes.** A motion was made by Tom Atkinson to approve the August 3, 2014 Annual Meeting Minutes as distributed. The motion was seconded by Lynn Mcdermand and unanimously approved.

**Reports of Officers and Committees.**

Tom Atkinson wanted to thank Gordon and Angela for their diligence in removing the noxious weeds.

Rob introduced himself as the new owner of Toad and explained that he grew up in the valley and has acquired his CAM (Community Association Manager) License which is required for those who manage Associations and also acquired his CMCA (Certified Manager of Community Association).

Angela said that it has been a fairly active year for Trappers Crossing. Angela said at a previous meeting it had been explained that Trappers Crossing and U.S. Energy had reached agreement on testing wells and springs in Trappers Crossing at Crested Butte at the expense of U.S. Energy. In the past couple of months the Water Court had granted U.S. Energy approval to move forward with work at the mine and U.S. Energy were willing to begin the testing and obtain baseline studies. Angela explained the water attorney would be writing to the owners of the nine wells to be tested once agreement was finalized on who would test the wells and which laboratory would test the samples. Angela explained the Trappers Crossing water attorney had recommended David Jelinek who works in Crested Butte and has no affiliation with U.S. Energy although U.S. Energy had been pushing to use Joe Frank who is already employed by U.S. Energy. An engineer working for Trappers Crossing has determined the 9 lots to ensure that each drainage is adequately tested. Angela said once all of the items are finalized, the owners will be contacted by the association's attorney and there will be little to no impact to owners or their lots. This will only be affecting properties in Trappers Crossing at Crested Butte from Trappers Way, not Wildcat or Journey's End Rd.

Angela said that Phases 1 and 2 of the tree thinning project on Wildcat were completed and some work had been performed on Phase 3. In the Fall the work had been halted by the Forest Service as the ground was too wet and the contractor would be returning to complete Phase 3. Angela said no money had been paid to the contractor for Phase 3 as an incentive for him to return to complete the project. The State Forest service were

reviewing areas on Trappers Crossing at Crested Butte although the fire danger was not as high as Wildcat and it would probably not be possible to obtain as much grant money as Wildcat had received.

Angela said that she sent a letter in April about covenant violations and fire exits. She reminded everyone that if they are doing any improvements to make sure that approval was obtained from the Board before the work commenced.

Angela explained the new State mandated Rules and Regulations. These rules have been adopted by the Trappers Crossing Board. In summary, the rules do not significantly impact the operation of the Association but formalizes and clarifies the process. For example, if you wish to file a complaint against a neighbor, you must fill out the appropriate forms and be prepared to sign your name and defend your position.

Jeff Neumann explained the need for an emergency fire exit from Wildcat Trail. Wildcat has been earmarked by the USFS as one of the most dangerous forested areas in Colorado. He said that without a second exit, those that fight fires will not be willing to use their resources to help the homeowners. This is a life-safety issue. He has spoken with Rick Ems, the CB Fire Chief who said that the exit is to get owners and firefighters to safety in the event of an emergency. He said that Tom Atkinson has volunteered his property as a staging area for fire-fighting efforts. His property is located near 'baby head hill' and has access to water. Jeff said that this is an ongoing issue and he is looking for a committee to explore ways to provide this egress. Jeff said that he is a former property owner and former Board member who has an interest in finding a solution for this issue.

Jeff explained that 'baby head hill' is located above Trappers Crossing South which has its own challenges but may be a viable solution. He said it is important to keep this project very low impact and satisfy the requirements of the fire-fighting community. He said the goal is to have a solution by this time next year. Shay Wyckoff representing the property at the top of 'baby head hill' (Eaton) asked that the committee find another route as the owner was concerned the route would be turned into a recreational trail. Jeff reassured her that this exit will only be used in an emergency situation.

New Business:

Angela said that the gate at Trappers Way went in in the fall. There have been many discussions as to whether there would be pedestrian access. Jim Hopkins said that there was never a Board decision to block pedestrian access. Angela said that this was not a decision made by the Management and that the Board members determined how the gate would be implemented. Angela said that her understanding at the time was that the gate was needed to stop vehicles and that a pedestrian access could be installed at any time in the future if the Board decided it was necessary. Angela said that the gate at Wildcat has worked very well to prohibit trespassers although most of the problem at Wildcat involved vehicles or dirt bikes. She said that there are people that were used to walking and biking on the Trappers Way side and that they believe that they can continue to do

this. She said that there was a recent Board meeting to address these issues. It was proposed to have a walkover, sign and dog waste station at the gate where those with permission could walk on the road. In a subsequent meeting it was decided that the walkover would be discussed at the annual meeting in order to obtain owner input.

Angela said that last year there was a clear majority for the gate once a \$20,000 donation was received and a special assessment was not necessary. Joya DePasquale spoke against the gate and said that she was never given a design for approval and that the gate is ugly. Angela said that the questionnaire for the Trappers Way gate had said the design would be the same as the Wildcat gate. Gordon said that extra remotes for the gates can be obtained at the Toad office.

There was a lengthy discussion regarding the history of the Trappers Way gate and pedestrian access. Angela said that there cannot be a vote today but that there can be a straw poll to determine the feeling of the owners. Lynn said that she felt that the owners in Trappers Way should decide what course of action they would like to take. Wayne Collins would like to see three proposals to make an informed decision next year. Jeff Hermanson spoke about Trappers cooperation in the past working with the Town and the Land Trust to create trails and that a solution could involve better outreach to the Town. Cyndi Ingalls said that communication with Town residents, perhaps via the newspaper, would go a long way toward creating a relationship with the public. There were 12 lots represented who access their property via Trappers Way and a straw poll determined that 8 were in favor of pedestrian access with restrictions and 4 were in favor to leave the gate as is with no pedestrian access. Angela said that the Board can use this information as it works to finalize a decision on pedestrian access. Gordon said that enforcement of access is an impossible task and that gates are the only way to prevent this. He said that there is video surveillance at the Trappers Way gate and that people continue to climb over the gate.

Angela summarized a request from Clayton Jones who owns land above Trappers Crossing (Trappers Way). He is requesting access through Trappers Crossing to be able to access his land rather than building a new road. David Leinsdorf has already looked at the request and determined that the covenants do not allow this. To allow access would require a covenant amendment which requires 67% approval from the entire Association. Angela said that any agreement with Clayton Jones could spell out conditions of operation and two Trappers Crossing owners would also have to grant an easement across their land. A show of hands asking who would be willing to allow this change showed little support and it was felt more information regarding use and financial incentive was required.

#### Election:

Rob said there are 2 positions open on the Board of Directors. Debbie Montford's term is expiring and she is willing to continue as a member. Jeff Hermanson is also willing to fill an open seat vacated by Roger Collins. Lynn McDermid makes a motion to have Debbie Montford and Jeff Hermanson complete the 5 member Board. Jim Hopkins seconds the motion and the motion passes unanimously.

The next annual meeting will be held August 7, 2016 at the Chateaux meeting room at 3:00 p.m.

As there was no additional business, the meeting adjourned.

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Rob Harper, Association Manager

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