

**MINUTES OF THE ANNUAL MEETING
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
AUGUST 3, 2014**

The Annual Meeting of Trappers Crossing at Crested Butte Association was held at the home of Joel Benisch on August 3, 2014 at 4:00 p.m. The meeting was called to order by Angela Reeves, Manager at 4:25 p.m. Angela said notice of the meeting was mailed on July 17, 2014 and 45 owners (56%) either present in person or by proxy represented a quorum. Ben Brack of the West Region Wildfire Council introduced himself and said he would be talking about the current tree thinning project and potential future projects in Trappers.

Reading and Approval of Minutes. A motion was made by Bobby Nichols to approve the August 4, 2013 Annual Meeting Minutes as distributed. The motion was seconded by Terry Kelley and unanimously approved.

Reports of Officers and Committees.

Angela Reeves said Phase 2 of the tree thinning on Wildcat could not happen during 2013 and was scheduled to start in the next week. Angela explained some work would be performed on the first section of the road from the gate and then it would continue above the Phase I section and a total of 18.58 acres was included in the work. Angela said the Phase III grant application was presently with the West Region Wildfire Council and it was hoped the work would be completed by the same contractor as Phase II, Lance Armstrong of Enviroland Management. Angela explained the Phase III work of 19.54 acres was more expensive per acre as most of the work would be completed by hand due to steepness and wetness of the slope. Angela said Phase II would be utilizing heavy equipment and the contract stated all logs should be promptly removed from Trappers and the contractor would be tidying up areas and the road as they went along.

Angela said the Forest Service and the West Region Wildfire Council had made an initial inspection of Trappers Crossing at Crested Butte and there would be less work required in Trappers Crossing at Crested Butte than Wildcat. Angela explained the work was at least a year away and would be subject to the availability of grant funds. Jeff Neumann said there were a lot of downed trees near Trappers Way and Meadow Road and asked if there were grant funds available for such work. Ben Brack said the first priority was egress and ingress and then defensible space around homes. Ben said he would look at the area with Sam Pankratz of the Forest Service and they could determine if the work would be part of a strong grant application as funds were limited.

Angela said during the past year there had been several encounters between Trappers Crossing at Crested Butte owners and people from Town driving, hiking, biking or running on Trappers Way. Angela explained an April, 2014 questionnaire had been sent out to owners accessing their lots off Trappers Way asking if owners would support a gate and if they would support a special assessment. There was no clear decision regarding a gate if a special assessment was involved. However, a Trappers Crossing

owner had stepped forward and offered to contribute \$20,000 towards the gate. If the special assessment was no longer required a majority of the Trappers owners approached were in favor of a gate similar to the Wildcat gate. Angela said the Board had considered the offer and voted in favor of accepting the contribution and proceeding with a gate as soon as possible. Angela explained the Trappers Crossing gate would be less expensive than the Wildcat Gate as the telephone and power lines were closer to the Trappers Way entrance off Kebler Pass Road and it would not be necessary to build a turning area next to the gate as there were already options available. Angela said the Board would consider the matter once the estimates from the gate company and the utility companies had all been received. The gate would be funded by the \$20,000 contribution and the balance paid from reserves held by Trappers Crossing at Crested Butte. Bobby Nichols asked if the gate would have a pedestrian gate and Angela said the Board would consider that option although it would probably not have a pedestrian gate. Angela said \$25,000 had been shown in the budget as a way to gradually fund the gate without a special assessment. With the \$20,000 contribution it would be possible to fund the gate from the existing reserves.

Angela said Mark Hamilton, the associations water attorney had recommended withdrawal from the water court action against US Energy as US Energy had agreed to the baseline testing requested by Trappers Crossing. Angela said US Energy had agreed to test a selection of wells and springs prior to the mine opening for operation. Angela said US Energy would not agree to test all wells and springs in Trappers Crossing at Crested Butte and with the help of the association's water engineer wells and springs in the main drainage areas from the mine were those selected for testing. Angela confirmed the association's attorney and engineer had selected the testing laboratory and US Energy had agreed to that. Angela said Trappers had now officially withdrawn from that action and so had several other entities who had reached agreement with US Energy. Joel Benisch said there were environmental protection insurance policies available and Angela agreed to contact the association's water attorney and find out if such a policy had been discussed.

Angela said snow removal was over budget for the first time for several years and Trappers Crossing had received significantly more snow than the ski area. Angela said during parts of the winter avalanche danger had been high and Lacy Construction had parked a dozer by the Wildcat gate so they would be able to respond quickly if Red Lady did slide. This was minimal cost to the association and Lacy Construction was large enough, with enough equipment, to make a machine solely available to Trappers Crossing for use in an emergency.

Angela said Wildcat had two delinquencies and liens would be filed.

Angela explained there were four vacancies on the Board and Tom Atkinson, Lynn McDermand and Jeff Neumann had all put their names forward for an additional term and there was one additional vacancy. Jim Hopkins said he would be willing to join the Board. No additional names were put forward and Tom Atkinson, Lynn McDermand, Jeff Neumann and Jim Hopkins were appointed to the Board for three year terms.

Angela reminded owners the Trappers Crossing Covenants prohibit open burning except for barbeques. Angela said complaints had been received about excessive speed on the Trappers roads with the most complaints received for Trappers Way and Wildcat Trail. Angela reminded owners they could snowmobile on the roads within Trappers but not on private lots.

Ben Brack of the West Region Wildfire Council said the current tree thinning was partially funded by grant funds to protect ingress and egress within the subdivision and encouraged owners to complete the sign-up sheet. Any owners interested in a defensible space assessment and a possible grant for defensible space work should complete the sheet. Gordon said several owners had already completed defensible space in earlier years and Ben encouraged owners to be aware of current services and opportunities to assess the fire danger. Ben said 75/25 grants were available for making defensible space around homes and the first priority was life safety. Ben encouraged owners to make contact with him if they wanted to sign up for work this year or next year. Ben explained the sign-up sheet would be reviewed by the State Forest Service and the West Region Wildfire Council and a site visit would be set up to review the project and then contractor bids would be obtained.

Angela said the code for the Wildcat gate would be changing after the meeting. Angela said it appeared the other codes were not being used by contractors except for Fed Ex or UPS. Angela encouraged owners to contact her if they were having an event at their house and she would open the gate so the code did not have to be given out to multiple people.

Angela asked owners to contact her if they would like to have the 2015 annual meeting at their house.

As there was no additional business, the meeting adjourned.

Angela Reeves, Association Manager