

**TRAPPE RS CROSSING AT CRESTED BUTTE ASSOCIATION
ANNUAL MEETING OF OWNERS
AUGUST 4, 2018 – 4:00 P.M.
HOME OF JOHN AND DEBBIE MONTFORD
1837 WILDCAT TRAIL, CRESTED BUTTE, CO 81224**

Present:

- Rudy and Lois Rozman
- George and Clare Nelson
- Leo and Amy Morrissette
- Jim Hopkins
- Lynn McDermand
- John and Debbie Montford
- Gary and Melissa Gates
- Wayne and Leslie Collins
- Lynne and Charlie Stellberger
- Kirk Amster
- Randall and Renata Raziano
- Ken and Karen Evans
- Steve and Joanne Jenkins
- Terry and Sally Kelley
- Jim and Teri Houstoun
- Ron Berlin
- Joe Benisch
- Rob Harper, Toad Property Management
- Marcus Lock, Law of the Rockies

Proxy to Lynn McDermand:

- Tom Atkinson
- John Cowell
- Leilani Havens
- David Owen
- Jeff Hermanson and Sherman Street Holdings
- Milton Smith
- Craig Keffeler
- Greg Glosser
- Win Craven
- Jeff Rohring
- James Nowotny
- Jim Lobianco
- Jordon Ringel
- James and Aileen Utley
- Lisa Roberts
- Theresa Schaul
- David Miller
- Vanguard Atlantic
- Bill Stamm
- Andrew Cassel

Proxy to Rudy Rozman:
Thomas Sisson

Rob Harper called the meeting to order at 4:18 pm. Rob confirmed the meeting had a quorum and said notice of the meeting had been mailed on June 27, 2018. Rob thanked John and Debbie Montford for hosting the meeting and thanked Board members for their work during the past year. Rob introduced Marcus Lock of Law of the Rockies and said Marcus would be addressing the meeting.

Randall Raziano made a motion to approve the minutes of the August 5, 2017 annual meeting. Sally Kelley seconded the motion and it was unanimously approved.

Rob explained Lynn McDermid and Marcus Lock would be talking about fire egress. Lynn said the wildfire danger in Wildcat was still very high and the three thinning in the past was helpful but Wildcat was still considered a high fire risk community. Lynn explained the Board had been working with the fire department since 2014 to come up with a secondary exit to be used only in the event of a life threatening wildfire event and only for downhill traffic. Lynn explained Baby Head Hill could be adapted to meet the fire department's recommendations without too much work and any cost would be covered by the association and the association would also finance signage and monitoring. Lynn said the Atkinsons had volunteered their property as an emergency staging area and the offer had been well received by the fire department as there was space for helicopter landings, a staging area and access to water.

Marcus Lock said he had recently been hired by the Board to assist in obtaining the emergency exit from Wildcat and in May, 2018 letters had been sent to the owners of the lots around Baby Head Hill. Marcus said he was hopeful the discussions would continue and owner's concerns could be addressed. Marcus explained Baby Head Hill was shown on the plat as a 60 foot wide utility easement and said a water line was still in use on that easement and according to the utility easement any utility vehicles should be able to access the easement and at the present time berms would prevent that from happening. Marcus said under Colorado Law the association needed to clear any obstacles placed along that easement to keep the easement open and owners would be contacted about that.

Kirk Amster expressed concern about the use of Baby Head Hill as an emergency fire egress and Marcus Lock confirmed the association wanted to work with owners and the association was willing to do a lot to prevent increased trespassing or misuse of the emergency exit. Several owners expressed the need and obligation of the association to maintain the easement for utilities and emergency fire egress and to work with owners to make that happen. Marcus Lock left the meeting.

Rob said Clayton Jones had approached the association in the past regarding access to his land using Trappers Way and Rob confirmed he had not heard anything during the past year and did not know if Clayton Jones wanted to pursue the matter. Rob explained several construction projects were either underway or plans had been submitted. Rob said the gate codes would be changed again in the Fall and Rob said speeding continued to be a problem on the Trappers roads and ways to slow traffic were being considered. Rob explained the association was working with the Forest Service and SGM, the engineers, to bring the Wildcat Bridge up to a standard satisfactory to the Forest Service. Rob said the work currently being performed close to the Wildcat Bridge was the Town of Crested Butte who were attempting to repair and protect the main water pipe which ran from Coal Creek down to Town. Rob explained a gate would be placed across the access point the Town had been using to discourage campers or hikers from using that track. Rob said several campers had been moved from multiple locations during the summer and Rob encouraged owners to contact Toad if they saw people setting up camp. Rob

said the log sign at Trappers Way would be replaced as soon as local contractors had time to do the work. Lynn McDermant said she had a small dumpster on her lot which was serviced by Waste Management throughout the year and Lynn explained no owners had volunteered land to place an association dumpster and the idea of a neighborhood dumpster had been abandoned in the past. Rob was asked to explore options for an association dumpster.

Rob agreed to check into ownership of the telephone utility boxes and ascertain cost of repair and possibly ways to protect the boxes from future damage during the winter.

Jim Hopkins said he had researched high speed internet and had been unable to come up with anything that would work for Trappers Crossing at Crested Butte and Wildcat. Jim said a fiber optic line would cost \$50 per foot plus approval would be needed from the Town and the entire process would be very complex and expensive. Joel Benisch said he had good internet supplied by Sundial and Joel offered to share the contact information for Sundial with owners.

Rob said snow removal expenses had been low due to the lack of snow during the season and the association finished the year under budget and with the sale of two lots the association was in good shape. Rob explained the dues would remain at the same level for 2018/19 and Joel Benisch made a motion to approve the 2018/19 Budget. Randall Raziano seconded the motion and it was unanimously approved.

Rob explained Debbie Montford and Jeff Hermanson were willing to continue on the Board. As there were no additional names put forward Lynn made a motion to elect Debbie Montford and Jeff Hermanson to additional three year terms on the Board. Jim Hopkins seconded the motion and it was unanimously approved.

Leo and Amy Morrisette said they were working with Dan Murphy to design a house for their lot on Whispering Pines and hoped to start construction in 2019.

Rob explained the minutes for all Board and Owner meetings were displayed on the Toad website, www.toadpropertymanagement.com.

Randall Raziano made a motion to hold the next meeting on Saturday, August 3, 2018 with the location to be determined closer to the date but preferably in an owner's home. Jim Hopkins seconded the motion and it was unanimously approved.

Lynn McDermant made a motion to adjourn the meeting at 5:16 pm. Jim Hopkins seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager