

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
TUESDAY OCTOBER 6, 2015  
3:00 P.M.**

The Meeting of the Board of Directors of Trappers Crossing at Crested Butte Association met on October 6, 2015 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present:       Lynn McDermand  
                              Jim Hopkins  
                              Marcus Lock, Association Legal Counsel  
                              David Leinsdorf, Association's Attorney  
                              Rob Harper, Toad Property Management  
                              Angela Reeves, Toad Property Management

By Phone:             Debbie Montford  
                              Jeff Hermanson  
                              David Miller  
                              Steve Standefer  
                              Seth Novatt  
                              Tom Atkinson  
                              Jim Nowotny

Lynn McDermand called the meeting to order at 3:04 p.m. and confirmed there was a quorum.

Rob Harper confirmed that Notice of the meeting was sent to all Trappers Crossing owners on September 1<sup>st</sup>, 2015.

Lynn McDermand made a motion to approve the minutes of past meetings 4/9/15, 7/23/15 and 8/11/15. Jim Hopkins seconded this motion and it was approved unanimously.

Lynn McDermand made a motion to approve the proposed Enforcement Policy. Jeff Hermanson seconded this motion and it was approved unanimously.

Marcus Lock discussed the ongoing litigation with Pillow Rock Financial, owner of Lot 33A. He said that the case has been moved to Federal District Court and he believes that this will not make a difference in how the Association will proceed. He said that if both parties consent, the case will be referred to a Magistrate Judge who will act as the Judge for the case for all intents and purposes. If the other party does not consent the Magistrate Judge will act as a gatekeeper to the District Court Judge. The other party has answered the complaint with several counter-claims. Marcus said that the Board will reply to these claims. He also said that December 9<sup>th</sup> is the deadline for the parties to consent to the Magistrate Judge Jurisdiction and submit a scheduling order to Federal

District Court. Marcus said that he believes this case has the potential to be resolved on a motion for summary judgment.

Jeff Hermanson said that following up on the Annual HOA meeting regarding the gate at Trappers Way he would like to find some resolution. He said that the first topic that needs to be addressed is if the overall HOA will allow the owners who live on Trappers Way to make the decision on this item. The second topic that he would like addressed is to survey the property owners to find the overall feeling of the owners. He said that it is important not to make a policing situation. Tom Atkinson said that the decision needs to be black and white regarding whether there is, or is not, a walkover. Tom also said that he would like the owners on Trappers Way to ultimately decide the outcome. Seth Novatt said that policing this is critical and that he and his guests were constantly being hassled and stopped once he was inside the gate. He said that this policing needs to be part of the language of the vote.

Debbie agrees with Tom and thinks that a vote of Trappers Way is important so that there is some guidance for the Board to make the decision. David Leinsdorf commented that it is very clear under Colorado law and the Covenants of the Association that the regulation of the roads in Trappers Crossing is a Board responsibility. He said it is important to seek input for this resolution but to not give up the discretion to make the final decision. Debbie asked David to draft the survey that will be sent out. It was agreed that there would be a work session to determine more specifics for the poll.

Rob said that Debbie voiced concerns over how building projects are approved and how architectural drawings are analyzed. Jim Hopkins would like to see renderings and elevations submitted for all submissions. It was agreed that Toad would look at all submissions to determine compliance with the Covenants before passing them along to the Board. David suggests that the Board create a resolution that requires the addition of a rendering for all submissions. Rob will create this resolution and send it to the Board for approval.

Rob said that he and Lynn McDermid drove Wildcat with the Forest Service manager, Sam Pankratz looking at the continuing tree thinning project and also talking about the possible egress routes. Jeff Neumann has been speaking with Scott Eaton regarding the Baby Head Hill access which is on his lot. Debbie clarified that the Board is not asking for an easement rather just permission to use this route in the event of an emergency. Lynn said that it would be possible to trade with Scott Eaton to remove the Secret Trail which is also on his lot in exchange for the permission.

Rob said that he had sent an email to all owners to determine the interest of improving internet service for individual lot owners. Rob has been speaking with John from Xtream Internet who has the ability to provide these services wirelessly. Jim Hopkins said that he is well versed in this technology and would be willing to spearhead the plan to acquire these services. He also said that more than likely there will be some up-front fees to get the hardware in place.

David said that the public hearing for Lot 33A will be held on October 16<sup>th</sup> at 9:00 am and requests that anyone who is available to attend.

The meeting was adjourned at 4:06 pm

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Rob Harper, Association Manager

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