

**MINUTES OF THE ANNUAL MEETING
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
SATURDAY AUGUST 5 2017 4:00 PM MDT
QUEEN OF ALL SAINTS MEETING ROOM
401 SOPRIS AVENUE, CRESTED BUTTE, CO 81224**

Those present:

James and Aileen Uteley
Bill Earley
Wayne and Leslie Collins
Lynne and Charlie Stellberger
Geri and Kirk Amster
John and Debbie Montford
Tucker and Brian Humphrey
Sally and Terry Kelley
Lynn McDermand
Noel Durant - CB Land Trust
Rob Harper – Toad Property Management, Inc

Those represented by proxy:

Jeff Hermanson (Lynn McDermand)
James Houstoun (Lynn McDermand)
Andrew Cassel (Lynn McDermand)
Thomas Sisson (Rudy Rozman)
Ken Evans (Wayne Collins)
Jim LoBianco (Lynn McDermand)
Tom Atkinson (Lynn McDermand)
John Zander (Jeff Hermanson)
Nelson (Lynn McDermand)
Jeff Rohring (Lynn McDermand)
Skip Smith (Lynn McDermand)
James Nowotny (Lynn McDermand)
Craig Keffeler (Lynn McDermand)
Win Craven (Lynn McDermand)
Stephen Gerard (Lynn McDermand)
Vanguard Atlantic Ltd (Lynn McDermand)
David Miller (Lynn McDermand)
Lisa Roberts (Lynn McDermand)
Ron Berlin (Lynn McDermand)
Bill Stamm (Lynn McDermand)

Rob Harper called the meeting to order at 4:13 pm, noting total attendance was short of a quorum. Notice of the meeting was mailed on June 28, 2017. Debbie Montford made a motion to approve the minutes of the meeting held on August 7, 2016, Lynn McDermand seconded, all in favor, motion approved.

Manager's Report/Officer's Report:

- Rob gave an update on Clayton Jones' easement request to build a road to access his family property outside of Trappers Crossing land. Discussion follows; a daunting task that would include approval from the County, BLM, 67% of Trapper's Homeowners, the Forest Service. The family is not interested in a land trade.
- Attorney David Leinsdorf drafted a non-binding, revocable, non-recorded licensing agreement letter in support of a fire egress road to present to the three homeowners on whose land the road affects. Discussion on wildfire risks, the power of the Fire District. Lynn invites anyone interested to join the committee to bring any new ideas to this 20-year-old issue.
- 2 owners did not give permission to thin tree growth.
- A new culvert will be installed on Providence Ridge Road in Wildcat
- 2 new building projects (Utley & Benisch) and 3 sales, in addition to the 2 HOA lots sold, for a total of 5 sales
- Jim Hopkins continues to research better Internet options

Financial Report: Snow removal was over-budget due to significant snowfall in Dec/Jan/Feb; \$175,000 vs. \$102,000. Maintenance was under budget, giving a budget deficit of \$55,000. The selling of Lot 33A and Lot 20 in Wildcat netted a total of \$131,000 after expenses.

Elections: Terry Kelley made a motion to re-elect Jim Hopkins, Lynn McDermand and Tom Atkinson for additional 3 year terms, Sally Kelley seconded, all in favor, motion approved.

New Business:

- The Crested Butte Mountain Bike Association is performing maintenance on the Green Lake Trail; they have been permitted to park on Wildcat.
- The gate codes will change in the fall and a letter will be sent to all homeowners

- Rob is working with a local metal shop to re-create the rotted wooden sign at Trapper's Crossing
- The Utleys assured all the Gronk will remain in place

Next Meeting: The Queen Of All Saints meeting room and Arts Festival weekend will be the designated time and place for the 2018 Annual Homeowners meeting.

Lynn McDermid makes a motion to adjourn, Debbie Montford seconds, all in favor, meeting adjourned at 4:50 pm

Rob Harper, Toad Property Management, Inc