

TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
MARCH 8, 2017
10:00 A.M.

The Board of Directors of Trappers Crossing at Crested Butte Association met on March 8, 2017 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present: Lynn McDermand
 Rob Harper, Toad Property Management

By Phone: Tom Atkinson
 Debbie Montford
 Jeff Hermanson
 David Leinsdorf, Association's Attorney

Rob called the meeting to order at 10:03 a.m. and confirmed there was a quorum.

Tom made a motion to approve the minutes of the August 29, 2016 meeting. Lynn seconded the motion and it was unanimously approved.

Rob explained Clayton Jones had once again approached the association for access to his land through Trappers Crossing at Crested Butte (Trappers Way). David said, on behalf of the association, he had reviewed the Jones Family requests and David's 2014 letter and recent email addressed some of the issues involved and put forward a few suggestions for a negotiated agreement.

David explained the Jones Family land was land locked with Forest Service, BLM or Crested Butte Land Trust owning land between the Jones Family and Trappers Crossing at Crested Butte. Rob said Lots 20A and 20B, off Trappers Way had, according to Clayton Jones, given approval for an easement to cross their land.

Lynn said Clayton Jones wanted to build 4 houses on each 40 acre parcel and the homes would have to be constructed on the highest part of the land as the contours on the map showed the land dropping away sharply. David said the County Assessor had each 40 acre parcel valued at just under \$80,000.

After a long discussion it was unanimously agreed David would prepare a letter formulating a general outline of the association's requirements and also what issues would need to be addressed. The letter would give the Jones Family the opportunity to approach the Forest Service or BLM and gain a better understanding of the cost and timeline of any approval.

Rob agreed to call Clayton Jones and say a proposal would be sent in the next few weeks. Jeff and David left the meeting.

Rob said Lacy Construction were pushing back snow banks to open up some of the corners and Marcus Lock had drafted a letter to Clifford Ludeman regarding harassment of the Board, Toad and Lacy Construction.

Rob said plans prepared by Dan Murphy had been submitted for a lot on Peanut Lane. After discussion it was agreed the plans, together with future plans, would be sent to Kent Cowherd, Architect, to perform a third party review. Once Kent Cowherd had completed the review for compliance with the Covenants the plans would be submitted to the Board for final review.

Lynn made a motion to adjourn the meeting, Tom seconded and the meeting adjourned.

Rob Harper, Association Manager