

MINUTES OF THE ANNUAL MEETING
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
SUNDAY AUGUST 7 2016 3:00 PM
CHATEAUX MEETING ROOM
651 GOTHIC ROAD, MT CRESTED BUTTE, CO 81225

Attending In Person:

Lynn McDermand
Jeff Hermanson (by telephone)
Debbie & John Montford
Ken Evans
Skip Smith
Kirk Amster
Adelaide Biggs
Leslie & Wayne Collins
Rudy Rozman
Allan Fleming
Doug MacGregor
Tim McElroy
Jim LoBianco
Mary & Dick Allen
Angela & Gordon Reeves
Rob Harper, Toad Property Management

By Proxy (Holder)

Lisa Roberts (Lynn McDermand)
James Utley (Cindy Ingalls)
Jeff Rohring (Lynn McDermand)
David Miller (Lynn McDermand)
Ron Berlin (Lynn McDermand)
Craig Keffeler (Lynn McDermand)
Joel Benisch (Lynn McDermand)
John Cowell (Ann Johnston)
Pat Mehaffy (Lynn McDermand)
Hassan Najafi (Lynn McDermand)
Thomas Sisson (Rudy Rozman)
Jim Nowotny (Lynn McDermand)
David Owen (Lynn McDermand)
Winfield Craven (Lynn McDermand)
Joseph de Compiegne (Lynn McDermand)
Joan Atkinson (Lynn McDermand)
Terry Kelley (Lynn McDermand)
William & Marcia Stamm (Lynn McDermand)
Theresa Schaul (Lynn McDermand)

Rob Harper called the meeting to order at 3:10 pm, confirming a quorum. Proof of Meeting notice was sent out on June 30 2016. Debbie made a motion to approve the minutes of the meeting held on August 2, 2015, Lynn seconded, all in favor, motion approved.

Manager's Report/Officer's Report: Rob thanks the Board for all of their efforts over the past year. Ten more acres received tree thinning on Wildcat Road. The fire egress committee is now at a standstill and looking for new options as the 'Baby-Head hill' plan has been halted. The Trappers Way gate received a pedestrian access point and a dog station and complaints regarding walkers and dogs have all but ceased. Discussion about changing gate codes in October vs. August to deter hunters, although no issues have been reported, hunting on private land remains illegal. There have been 2 sales in the last year - Lot 19 (\$115,000), Lot 4 (\$4 million). Lot 33A - built a bike track/trail on his property last year without approval which is a significant covenant violation. The Association started legal processes, and settled the lawsuit by acquiring the lot. The Board is working to remove the bike trail and sell the lot. Lot 20 was also acquired by the Association because of unpaid dues/taxes and is now under contract enabling collection of said back taxes/dues. While both of these land acquisitions were not planned, the outcome is turning out favorable for the Association. Discussion about lot values, selling comps.

Financials: The Association was under budget on snow removal and road maintenance. Legal was up (see above) but money was saved as litigation was avoided. Discussion about Wildcat road maintenance budget vs. actual. Saddle Ridge Road discussion, there are no houses yet and vegetation seems to have taken over the road, should the road be bladed? No rush to spend money. Approval not yet received for

more tree thinning and it is not in the budget for 2017. Jim LoBianco makes a motion to approve the budget, Wayne Collins seconds, all in favor, budget approved.

Old Business: Clayton Jones takes the floor and respectfully asks the owners' to grant an easement in order to access the land his family has owned since 1974 and minimize the environmental impact to do so. His property is at the end of Trappers Way with no current access. There is Forest Service land to the west/southwest and BLM land to the northeast. 160 acres, potentially 4 houses on the ridge. Questions, discussion, pros/cons, Trappers lots 20A & 20B are in favor and would have to be crossed but 67% of owners would have to agree to change the covenants. This is very steep land, is it buildable? Discussion about trading the land with BLM or Forest Service. Discussion about being able to find water, equipment, dust, overall impact on those living on Trappers Way. Discussions/investigations will continue.

New Business: New guest passes were printed for cars and available at the Toad office. Speeding on Wildcat continues to be a problem. Toad will look into speed bumps for the road but this causes issues with the snowplows. Snowmobiles continue to be a problem as well, Toad will continue to be vigilant to catch/fine violators. New signs warning violators will be installed in the fall. Discussion about getting better Internet coverage, Jim Hopkins has been working on this issue in hopes of finding a solution this year.

Next meeting date will be Arts Festival Weekend, maybe not on a Sunday.

Meeting adjourned at 4:32 pm.

Rob Harper

Manager, Toad Property Management

DRAFT