

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
MARCH 21, 2025
10:00 A.M.**

By Zoom:

- Debbie Montford
- Lynn McDermand
- Bob Bishop
- Matt Lavine
- Tom Atkinson
- Jacob With, Law of the Rockies, Association's legal counsel
- Rob Harper, Toad Property Management
- Aaron Johson, WRWC
- Brad Eckert, WRWC
- Lillia Falk, WRWC

Rob called the meeting to order at 10:01 a.m. and confirmed there was a quorum.

Bob explained some wildfire mitigation work had occurred in 2024 and going forward the focus in 2025 would be on roadside thinning. Brad Eckert gave a presentation of the work that had been completed and the future work scheduled for Wildcat. Lillia Falk confirmed the special assessment funds the Association had collected in 2024 would be used for 2024 and 2025 work. The Defensible Space work had been completed on 6 parcels in 2024 but had been paused for 2025 pending funding.

Brad explained Scott Sorensen of Mountain Treescapes had completed the Defensible Space work on the 6 parcels in 2024 and Craig Isham of Apex Land Management was the contractor selected for roadside thinning. Craig would resume work on Providence Ridge as soon as the snow melted.

Brad said the aim was to complete the roadside thinning in 2025, 13 parcel owners had signed up for the work, and additional contractors might be engaged to make sure the project was completed in 2025 and the grant funds received. Brad said the roadside thinning would be 110 feet from the side of the road in some places and up to 150 feet in others. The work would also provide a fire break. Lillia Falk said the scope of the work would adjust depending on the slope, potential fire activity and size of trees.

Brad explained Trappers Way had been reviewed but the type of trees and the density of trees made it a lower priority than the Wildcat side.

Aaron Johnson said defensible space on lots might reduce insurance costs but some insurance companies did not recognize the benefit. Changes were underway to help with insurance coverage and WRWC might be able to advise owners on where to obtain coverage. WRWC would provide insurance information to Toad and that information would be displayed on the website. Brad said he would email his presentation to Toad so that could also be shared with owners.

Aaron stressed there was an advantage if the Association had a second form of egress and it would be beneficial to have that displayed on a map. Rob confirmed the second form of egress was now in place and a map was available. A reminder could be sent to owners to remind them of the location of the route. WRWC would update their maps to show the second form of egress.

Lillia Falk explained the role of the WRWC, a nonprofit. A grant had been secured from the Colorado State Forest Service and it was a cash match grant. The work must be completed by December 31, 2025 to secure the cash from the grant. The Association was responsible for \$125,000 for 66 acres of treatment.

Lillia said 12 additional owners had requested Defensible Space and WRWC had submitted a new grant proposal to the State Forest Service. The work had been selected at the State level and put forward to the National review for funding. The State Fire Assistance grant would also require a cash match grant but as the funding was a Federal grant there was some concern that the funding might not be available. Lillia explained she regularly monitored the progress of the grant but it might take several more months to be finalized. Some work would be roadside thinning (approximately 37 acres) and an Association expense with some of the Defensible Space work (approximately 50 acres) being an individual owner expense. Lillia said the Association would need to commit to the work at the time the State Fire Assistance grant was signed.

As the wildfire mitigation work would be an ongoing expense Bob suggested having a Budget line item in the future so the Association could have the money in Reserve. If the grant was successful Lillia would be reaching out to the 12 owners who had expressed interest and collecting the funds from them.

The WRWC representatives were thanked for their work and assistance and left the meeting.

Tom made a motion to approve the November 12, 2024 meeting minutes. Debbie seconded the motion, and it was unanimously approved.

Tom made a motion, Matt seconded the motion and the following officer appointments unanimously approved:

President	Lynn McDermant
Vice President	Bob Bishop
Secretary/Treasurer	Debbie Montford

Jacob explained Scenic Butte had failed to provide the Court with any of the required permits and a motion had been filed to vacate the order of possession. A decision by the Court was still pending.

Jacob said some individuals/entities continued to share in the costs for snowplowing of Peanut Mine Road but others did not contribute. Rob explained the invoices would continue to be sent.

Jacob explained the Forest Service wanted permits to be signed regarding access over the bridge at Wildcat. Jacob said the Association had a permanent easement in place and in his opinion the permits were not required. The existing easement was better for the Association than anything the Forest Service would currently offer. No document could be found to confirm the original Developer had assigned the bridge to the Association although the Association had been paying for the maintenance and repair of the bridge.

Rob said the Crested Butte Land Trust (Land Trust) had not received sufficient support to remove Lot 1 from the Association. Rob explained the Association's legal expenses for the attempted Covenant change had been sent to the Land Trust and the Land Trust would need to continue paying dues and reimburse the Association's legal expenses.

Rob explained an owner had requested an approach be made to the County to obtain an Agricultural Designation to reduce property taxes. Jacob explained it would be challenging for the Association to meet the regulations for an Agricultural Designation. An amendment to the governing documents of the Association would also be required to make those changes.

Debbie made a motion to end the discussion of Agricultural Designation as the governing documents did not support an Agricultural Designation. Matt seconded the motion and it was unanimously approved.

Jacob With left the meeting.

Plans for the Hubert home had been reviewed and approved by email. Bob made a motion to approve the Hubert plans as submitted. Lynn seconded the motion and it was unanimously approved.

Concern was expressed about the service that Lacy Construction provided for snow removal. Rob explained the plowing generally occurred between midnight and 8:00 a.m. The Contract had an auto renew provision and it would be necessary to cancel before the early Summer deadline if another contractor was selected. Dietrich Dirtworks might be interested in the Contract, hourly costs were similar and they would be able to plow individual driveways. Rob agreed to speak to Lacy Construction about ways to improve communication with owners. Debbie stressed the need to maintain good Summer maintenance and keep the same contractor Summer and Winter. Rob agreed to cancel the Lacy Construction contract so that it would not auto renew while the Board considered the best option for future plowing.

The next meeting would be July 11, 2025.

Prior to the meeting financial reports had been provided to the Board for 2024 and year to date. Rob said the Association was in a good financial position. New Money Market accounts had been opened for the Association so interest was now accruing on the accounts.

Matt said the Trappers Way gate had been open. Rob confirmed Toad was responsible for clearing snow away from the gates to keep them operational after snowplowing. Matt and Lynn agreed to contact Rob if the gates were open.

At 11:55 a.m. Tom made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

Rob Harper,
Toad Property Management, Association Manager

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