

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
MAY 15, 2023
2:00 P.M.**

By Zoom: Debbie Montford
Lynn McDermant
Tom Atkinson
Bob Bishop
Jacob With, Law of the Rockies, Association's legal counsel
Rob Harper, Toad Property Management
Alex Summerfelt, Toad Property Management
Joe Robinson, Toad Property Management

Rob called the meeting to order at 2:04 p.m. and confirmed there was a quorum.

Debbie made a motion to approve the November 16, 2022 meeting minutes. Lynn seconded the motion, and it was unanimously approved.

At 2:06 p.m. Lynn made a motion to go into Executive Session to obtain advice from legal counsel. Bob seconded the motion and it was unanimously approved.

At 2:52 p.m. Lynn made a motion to leave Executive Session. Debbie seconded the motion and it was unanimously approved.

Rob and Bob recently met with the new Forest Service representatives to discuss fire mitigation. Bob said he had requested a timeline for the Summer showcase to contractors but had not yet received a response. Personnel changes at the Forest Service appeared to have slowed progress. Bob said some individual owners had approached the Forest Service for fire mitigation and Tom said he thought Brad, the new Forest Service representative, had been out to look at those lots.

Rob confirmed the work had been completed on the emergency exit route and some signage was in place. Rob said there was one more sign to be put in place. How to communicate the emergency exit route to owners required further discussion. Rob and Jacob said they would work together to draft a letter and a simple map. A meeting at the trail with owners to explain the route and stress the need to restrict use of the trail to emergency egress only would also be considered. Discussion at the annual meeting would also be an opportunity to inform owners of the need to restrict private property.

Elimination of the August annual meeting was discussed as there would be a meeting with owners in December to ratify the Budget. Meetings would be via Zoom so scheduling a meeting on the Arts Fair Weekend was no longer necessary. After discussion it was agreed to send a letter to owners giving them updates on everything, including fire mitigation and the meeting on December 14, 2023 would approve the Budget and elect Board members. Annual meetings in the future would also be in December.

Prior to the meeting a financial report had been distributed to the Board. Rob explained legal expenses were under budget but snow plowing, because of the big snow year, was approximately \$100,000 over budget. Once road maintenance, including Mag Chloride, was completed there would be a cash flow problem. Rob explained Lacy Construction had damaged the Wildcat Bridge and Rob said he would follow up with Lacy Construction as the repair cost should be covered by Lacy Construction. Concern was expressed about the cost of blowing or pushing snowbanks back and the need to do it. Rob said the decision to push back snowbanks was based on upcoming storms and Lynn said the roads had become narrow at different times during the season. Collecting delinquent dues, including Crested Butte Land Trust, would help with cash flow but cash reserves would be low by the end of the year. Jacob explained the special assessment provision outlined in the Covenants. Jacob said that special assessments in excess of \$50,000 needed to be voted by the owners at a special meeting. If there was not a special assessment it would be necessary to have a substantial dues increase in December to recover the \$100,000 or a combination of a special assessment and a dues increase.

After a long discussion Rob agreed to draft a letter to owners explaining the need for the \$100,000 special assessment and the need for owners to respond by either attending a meeting or returning a proxy. Jacob said changing the Covenants in the future would also be beneficial as the \$50,000 limit was restrictive. Rob agreed to have Jacob review the letter. Jacob said online, utilizing docusign or something similar, was an option and Jacob said his office would be able to assist with that.

Debbie made a motion for a special assessment of \$100,000 to be split according to the normal subdivision calculation used for budgeting purposes. Lynn seconded the motion and it was unanimously approved.

Rob said Lacy Construction would deal with the potholes by the Wildcat Bridge.

At 3:55 p.m. Lynn made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

Rob Harper,
Toad Property Management, Association Manager