

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
MAY 5, 2021  
3:00 P.M.**

By Zoom:                   Debbie Montford  
                                  Lynn McDermid  
                                  Tom Atkinson  
                                  Bob Bishop  
                                  Marcus Lock, Law of the Rockies, Association's legal counsel  
                                  Rob Harper, Toad Property Management

Rob called the meeting to order at 3:03 p.m. and confirmed there was a quorum with four board members participating.

Tom made a motion to approve the February 4, 2021 meeting minutes. Lynn seconded the motion and it was unanimously approved.

At 3:05 pm Lynn made a motion to go into Executive Session to discuss matters with legal counsel. Debbie seconded the motion and it was unanimously approved.

At 3:45 pm Debbie made a motion to leave Executive Session. Lynn seconded the motion and it was unanimously approved.

Tom made a motion to approve the Enge proposal to drill a well at their second desired location on the south side of the lot. Bob seconded the motion and it was unanimously approved.

Rob said Kent Cowherd, Architect, had reviewed the plans for a garage submitted by Jim Nowotny. Rob confirmed metal was proposed as an accent material on the garage. Debbie made a motion to approve the plans as submitted with a variance approved for the metal accent material. Lynn seconded the motion and it was unanimously approved.

Tom made a motion to approve the plans for an addition to an existing structure submitted by Bob Bishop. Lynn seconded the motion and it was approved by a majority of the Board with Bob recusing himself from the vote.

Lynn said Kent Cowherd was willing to participate in a conference call to clarify design guideline recommendations and Marcus Lock would be asked to review the proposed changes. Rob agreed to reach out to Kent to schedule a conference call with Lynn and Debbie participating on the call.

Lynn suggested changing the gate codes and stressed the need to have separate codes for construction crews.

Rob introduced Jamie and Lilia from the West Region Wildfire Council. Rob explained Courtney had met with Wildcat owners in October 2020 and areas in the road easement

as well as individual owner requirements for tree thinning or defensible space had been discussed. Jamie and Lilia said a grant submission had been submitted and based on the level of interest and the work completed in the past with the Colorado State Forest Service Trappers Crossing at Wildcat had been approved for the maximum grant of \$250,000. Jamie and Lilia explained the grant funds required a 50/50 match and all work needed to be completed in a three year timeline. Jamie explained the Wildfire Council would work with the Association to provide field marking and developing the scope of work and hiring contractors but the Wildfire Council was extremely busy at the present time.

Debbie asked if the Wildfire Council could provide detailed information to owners so individual owners could decide how much work they wanted on their land and the Association could determine the amount of funding for road side thinning.

Lilia explained the West Region Wildfire Council would receive 10% of the grant, \$23,000, for coordinating and managing the project. Once the 116 acre project was completed and all contractors paid the Association would be able to submit the paperwork for reimbursement of \$227,000 of the \$454,000 spent. Jamie stressed the efficiency of having one contract and one contractor to complete the work instead of having individual owners contracting with different contractors.

Lilia explained the work needed to reach the \$454,000 cost so \$227,000 could be reimbursed and it was not possible to receive the 50/50 match on a lesser amount unless the acreage of the project was reduced.

Lilia said additional meetings could be scheduled and a map could be provided to indicate the work proposed as part of the grant program. Adjustments to the map could be made to reach the 116 acre grant. Tax credits/deductions might be available for owners paying for wildfire defensible space work.

Rob said there would be a Zoom call at 11 am on May 11, 2021 with the Wildfire Council.

The meeting adjourned at 4:38 pm.

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Rob Harper,  
Toad Property Management, Association Manager