

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
JUNE 28, 2021
3:30 P.M.**

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

Rob called the meeting to order at 3:33 p.m. and confirmed there was a quorum with all board members participating.

Debbie made a motion to approve the May 5, 2021 meeting minutes. Lynn seconded the motion and it was unanimously approved.

Rob explained Ken Evans of Lot 14 had circulated an email prior to the meeting regarding damage to Lot 14. Construction of a patio/improvements on Lot 13 had been commenced without prior approval and extensive tree cutting had also been undertaken. Some tree cutting and a temporary access road for Lot 13 was on Lot 14. Rob confirmed he had spoken to the owner of Lot 13 of the concerns and it appeared the owner of Lot 13 was not aware of their lot line or the scope and location of the access easement as trees had been cut on Lot 14 and some of the cut trees were still stored on Lot 14. Ken Evans explained he had spoken to the owners of Lot 13 and they had apologized and appeared willing to correct any damage caused on Lot 14. Rob said work had currently been stopped on Lot 13. Construction of the patio was on Lot 13 but while the work was underway contractors had been parking on Lot 14 and an access road cut as well as trees removed. Rob explained the matter would be discussed in Executive Session and Ken Evans left the meeting.

Marcus explained Tyler of SGM had not yet completed the engineering report for the fire egress at Baby Head Hill despite numerous attempts to push the project along. Marcus agreed to once again follow up with Tyler.

Bob said a Wildfire Council wildfire mitigation letter for Wildcat had been received but the letter would need additional information from the Board as the letter alone would be confusing to owners. Debbie expressed concern about the funding of the work and questioned if any special assessment would be considered a charitable donation or if payment would be from the Association budget. Bob said the work proposed a 100 foot clear cut fire break, spanning three lots, which would be a benefit to Wildcat as well as the surrounding areas. Marcus said any special assessment in excess of \$50,000 would require a vote by the entire association. It was unclear if the work could be completed in phases or if the Association was required to have the entire cost of the work available

prior to the State agreeing to enter into a cost sharing plan. Marcus agreed to review the wildfire mitigation letter. Debbie expressed concern about assessing owners for a project without understanding the matching funds from the State or when the project would be done. Tom suggested asking the Wildfire Council to clarify the proposal in a short letter which could be shared with all owners. Rob said the exact scope of the work would not be known until the Wildfire Council had performed their survey and Rob agreed to reach out to the Wildfire Council for a short letter and to schedule another meeting to gain a better understanding of the entire process.

Rob said he did not expect a special assessment to be necessary for the Baby Head Hill fire egress but the work could not be done until the engineering report was received.

Lynn made a motion at 4:28 pm to go into Executive Session to discuss the Lot 13 and Lot 14 issue with legal counsel. Bob seconded the motion and it was unanimously approved.

Lynn made a motion at 4:41 pm to leave Executive Session. Debbie seconded the motion and it was unanimously approved.

Rob and Marcus agreed to prepare a letter to the owners of Lot 13 requesting a sketch of the new patio area, removal of all tree piles and restoration of damaged areas on Lot 14.

Rob said there would be a meeting with Kent Cowherd on Friday, July 2nd to discuss Design Guidelines.

At 4:42 pm Tom made a motion to adjourn the meeting. Lynn seconded the motion and it was unanimously approved.

Rob Harper,
Toad Property Management, Association Manager