

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
JULY 11, 2025  
10:00 A.M.**

By Zoom:

Debbie Montford  
Lynn McDermid  
Bob Bishop  
Tom Atkinson  
Matt Lavine  
Marcus Lock, Law of the Rockies, Association's legal counsel  
Rob Harper, Toad Property Management  
Jesse Drees, Toad Property Management  
Brad Eckert, WRWC  
Aaron Johnson, WRWC  
Scott Lahey, WRWC

Rob called the meeting to order at 10:02 a.m. and confirmed there was a quorum.

Debbie made a motion to approve the minutes of the May 29, 2025 meeting. Lynn seconded the motion and it was unanimously approved.

Rob explained Brad, Aaron and Scott would give an update on wildfire defensible space projects. Brad gave an update on the work completed in 2024 and the work planned for 2025. Some work would be scheduled for 2026 and 2027. Brad confirmed the Phase III funding application had been tentatively approved, pending receipt of the official award agreement. More information would be available in the next few weeks on the funding.

Brad, Aaron and Scott left the meeting.

Marcus said he wanted to update the Board on Scenic Butte, the Wildcat Bridge and Peanut Lake Road. At 10:13 a.m. Tom made a motion to go into Executive Session to discuss matters with legal counsel. Bob seconded the motion and it was unanimously approved.

At 10:40 a.m. Bob made a motion to leave Executive Session. Lynn seconded the motion and it was unanimously approved.

Prior to the meeting a Financial Report as of May 31, 2025 had been circulated to the Board for review.

Concern was expressed that communication with Lacy Construction during the Winter had been difficult. Rob agreed to speak to Lacy Construction to determine if Lacy Construction could promptly respond to owners or use text alerts to notify owners of when and if plowing was

going to occur. Rob said the Lacy Construction contract needed to be cancelled by July 31<sup>st</sup> if the Association did not want Lacy Construction to plow for the 2025/2026 Winter. Rob suggested the same Contractor for snowplowing be used for Summer road maintenance. It was agreed to discuss again in the future after Rob had spoken to Lacy Construction about communication improvements for the 2025/2026 Winter.

The next Board meeting was scheduled for November 14, 2025 at 10 a.m. to approve a 2026 Budget. The annual meeting was scheduled for December 12, 2025 at 10 a.m.

At 10:57 a.m. Tom made a motion to adjourn the meeting. Lynn seconded the motion and it was unanimously approved.

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Rob Harper,  
Toad Property Management, Association Manager