

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
ANNUAL MEETING OF OWNERS
AUGUST 3, 2019 – 4:00 P.M.
QUEEN OF ALL SAINTS MEETING ROOM,
401 SOPRIS AVENUE, CRESTED BUTTE, CO 81224**

Present:

- Tim Pfafman
- Lynn McDermand
- Jordon Ringel
- Amy Morrissette
- Bill Earley
- Rudy and Lois Rozman
- Sally and Terry Kelley
- Wayne and Leslie Collins
- Lynne and Charlie Stellberger
- Joel Benisch
- Ron Berlin
- Jack Tillory
- Kirk Amster
- Mary and Dick Allen
- Jim Houston
- Steve Jenkins
- Rob Harper, Toad Property Management

Proxy to Lynn McDermand:

- James Nowotny
- Milton Smith
- Carl Zander
- David Owen
- Jeff Hermanson and Sherman Street Holdings
- Theresa Schaul
- Jeffrey and Susan Rohring
- Jim Lobianco
- Randall and Renata Raziano
- Lisa Roberts
- Win Craven
- Tom Atkinson
- Andrew Cassel
- Leilani Havens
- David Miller
- David Miller
- Bill Stamm
- Vanguard Atlantic
- John Cowell

Proxy to Joel Benisch:
Stephen Standefer

Rob Harper called the meeting to order at 4:00 pm and said Rick and Sean from the fire department would be discussing fire awareness and the handout available at the meeting would be emailed to all owners.

Rick Emms encouraged the Association and individual owners to be proactive regarding wildfire mitigation and working with the various entities in the valley who could assist in evaluating wildfire danger and also assist with grant funds. Rick explained if the Association and individual owners were actively maintaining the land and reducing the fire risk the fire district would be able to respond in a more efficient manner to any fire disaster occurring in the area.

Rick explained the handout gave detailed information and owners might be able to save on insurance premiums if there was evidence of proactive measures within the home and the surrounding area. Rick and Sean stressed Trappers Crossing was a major concern to the fire district as the areas only had one route for ingress and egress and it was essential Trappers owners were proactive on wildfire mitigation. Lynn McDermand explained the Association was still attempting to secure a secondary emergency egress route from Wildcat and also researching grant funds to perform tree removal (ladder fuels) on areas which had been part of the initial phase of wildfire mitigation. Lynn said the emergency egress route would be a rough 4 wheel drive route and only used to get people out of Wildcat during an emergency.

Rick and Sean distributed wildfire mitigation information and encouraged owners to contact the fire district with any questions.

Rob said proof of notice of the meeting was mailed on June 24, 2019. Jeff Hermanson made a motion to approve the minutes of the August 4, 2018 meeting. Lynn McDermand seconded the motion and it was unanimously approved.

Rob explained snow removal was over budget due to the significant snowfall. Rob said repairs and upgrades had been completed at the Trappers Way gate and work at the Wildcat gate was still underway as internet was not available at that gate. Rob said CenturyLink had government grant funds to install high speed internet to some subdivisions in the valley and Rob said he had asked that Trappers Crossing be included in the CenturyLink 2020 projects.

Rob said the engineering for the side rails of the Wildcat Bridge had been completed and the proposals accepted by the Forest Service and the work would be completed as soon as a contractor was available.

Rob explained there was not any update on the Scenic View (Clayton Jones) request to use Trappers Way to access land outside of Trappers Crossing and the Association's legal counsel was involved.

Rob said the 2019/2020 Budget had a significant increase in dues as there had not been a dues increase since 2008, reserves had been depleted and additional roads were now being maintained and plowed. Rob agreed to continue working on the Trappers Way gate repair and sign and it was suggested additional reflectors be added to the small Wildcat Trail sign on Kebler Pass.

Rob said Lacy Construction would be performing road maintenance on Whispering Pines and Saddle Ridge and the roads would be plowed during the winter. Concern was expressed about the speed bumps and signage on Wildcat Trail and owners requested the removal of the speed

bumps and signage and Rob said the Board would review safety concerns and options to slow vehicles down.

At 5:11 pm the meeting was adjourned.

Prepared by Rob Harper,
Toad Property Management, Manager

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