

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
AUGUST 15, 2019  
3:30 P.M.**

The Board of Directors of Trappers Crossing at Crested Butte Association met on August 15, 2019 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present:           Lynn McDermid  
                              Debbie Montford  
                              Rob Harper, Toad Property Management  
                              Peggy Langewisch, Toad Property Management  
                              Ian Ryder, Toad Property Management

By Phone:               Jeff Hermanson  
                              Jim Hopkins  
                              Tom Atkinson  
                              Marcus Lock, Association's Attorney

Rob called the meeting to order at 3:35 p.m. and confirmed there was a quorum. Lynn made a motion to approve the April 30, 2019 meeting minutes. Jeff seconded the motion and the Minutes were approved. Rob explained a revised Budget would be discussed at the meeting and fire egress and the Scenic Butte Partnership would be discussed in Executive Session.

At 3:35 pm Jim made a motion to go into Executive Session to discuss fire egress and the Scenic Butte Partnership proposal. Debbie seconded the motion and it was unanimously approved.

At 4:15 pm Tom made a motion to leave Executive Session. Lynn seconded the motion and it was unanimously approved.

Lynn made a motion to authorize SGM to survey the utility easement that generally corresponds to the location of Baby Head Hill Road and authorize the Board President to sign the letter agreement with SGM. Tom seconded the motion and it was unanimously approved.

Debbie made a motion to authorize the Association's counsel to commence litigation prior to October 1, 2019 against the property owners whose property is traversed by the utility easement located on Baby Head Hill Road for the purpose of asking the court to declare and define the scope of the easement rights and identify any obstacles in violation of those rights. Jeff seconded the motion and it was unanimously approved.

Marcus left the meeting.

Rob said the Budget presented at the annual meeting had not been well received with some people and concern was expressed about the speed bumps on Wildcat Trail. After a long discussion about speeding vehicles it was agreed enforcement was difficult, signage and speed bumps were unpopular.

Rob explained Peggy had reviewed the draft Budget and made some changes. Peggy said two options had been presented for the three areas and the first option had nothing going into Reserve and the second option had a 10% Reserve. Rob said there had not been a dues increase in 10 years as the Association had received funds from two lot sales and those funds used for expenses. Rob explained there were several large expenses coming up, Wildcat Bridge, Tree thinning, gate repairs, two additional roads to plow and legal expenses were some of those larger costs. A majority supported the first option with special assessments for larger expenses as they occurred rather than building the Reserve up any further. Peggy explained Budget Option 1 was proposing dues of \$3,750 for TCW, \$3,050 for TCS and \$3,650 for TCCB. Tom made a motion to approve Option 1 with other expenses being covered by a special assessment when needed and the Budget reviewed again in a year. Jim seconded the motion and after further discussion the motion was carried.

After a long discussion it was agreed construction plans for Lot 20 were approved. Preliminary plans for Lot 21 were approved subject to a maximum of 60% of trees being removed from the area immediately around the site of the house and a maximum of 50% for the perimeter tree removal. No drainage plan had been submitted and concern was expressed that too much tree removal would cause a problem and it was suggested the owners of Lot 21 come back to the Board for an additional review after a year when the first tree removal had been completed and any impact on neighboring lots was known.

It was agreed there would be more frequent meetings in the future as it had not been possible to go through all items on the Agenda.

At 5:19 pm a motion was made to adjourn the meeting. There was a second and the motion received unanimous approval.

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Rob Harper, Association Manager