

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
OCTOBER 16, 2018  
10:00 A.M.**

The Board of Directors of Trappers Crossing at Crested Butte Association met on October 16, 2018 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present:       Lynn McDermid  
                            Rob Harper, Toad Property Management  
                            Jim Ruthven, Toad Property Management

By Phone:           Tom Atkinson  
                            Debbie Montford  
                            Jim Hopkins  
                            Marcus Lock, Association's Attorney

Rob called the meeting to order at 10:04 a.m. and confirmed there was a quorum. Lynn made a motion to approve the July 27, 2018 meeting minutes. Debbie seconded the motion and the Minutes were approved.

Rob explained the first item on the Agenda was to talk with the Association's legal counsel about fire egress along the utility easement at Baby Head Hill.

At 10:05 a.m. Lynn made a motion to go into Executive Session to discuss fire egress along the utility easement at Baby Head Hill with legal counsel. Tom seconded the motion and it was unanimously approved.

At 10:27 a.m. Tom made a motion to leave Executive Session. Lynn seconded the motion and it was unanimously approved.

Rob agreed to contact SGM regarding a survey of the entire utility easement and determine if the survey could be performed prior to Winter or wait until the Spring.

Marcus explained he was representing Ruby Ridge LLC, owner of 194 Meadow Drive, regarding a conflict with the Town of Crested Butte. Marcus said a Statement of Opposition had been filed in Water Court as the Town had for 35 years missed the filing deadlines for conditional water rights. Marcus explained the Town and property owner were in negotiation regarding the route of the Town pipeline and the property owner was requesting the Town of Crested Butte allow his property to join the Town pipeline at Meadow Drive as one of the conditions for the removal of the Statement of Opposition. Marcus said any agreement would just be for the benefit of that property owner and Marcus said he was just making the Association aware of his representation of a lot owner.

Prior to the meeting Rob distributed Design Guidelines for other associations in the valley for the Board to review and discuss producing a document for Trappers Crossing. Rob explained the Covenants did not give much guidance regarding design and construction and the Board was responsible for reviewing all new construction and granting approval or denial. Marcus said the Covenants allowed the Board to prepare rules and regulations to assist with consistency in approvals and denials during a review process but the Covenants did not permit the Board to prepare a lengthy document dictating specifics such as roof pitch or materials. Marcus recommended hiring an architect to assist with the preparation of any design regulations.

During discussion concern was expressed about adding restrictions and obstacles to the building process and possibly restricting the appeal of Trappers to existing and potential owners and it was agreed review of design could be subjective. Rob and Marcus gave examples of other associations experiencing problems resulting in litigation or threatened litigation because an owner objected to the Board denying approval or a neighbor objecting to the design of a home.

After discussion it was agreed Rob would approach Kent Cowherd to obtain a proposal to draft a short set of guidelines and Kent would work with Marcus to keep the guidelines in compliance with the Association's Covenants.

Rob said he had received correspondence from a potential buyer of Lots 10 and 15 on Saddle Ridge Road who wanted guidance and answers on how he could obtain water. Lynn said other owners had installed holding tanks and had water delivered and it was agreed some owners had drilled deep wells with a good water source and other lots had experienced problems.

Rob said SGM was continuing to communicate with the Forest Service regarding the Wildcat bridge and as it had not been possible to locate "as built" plans for the bridge SGM would prepare drawings for the existing bridge based on their inspection. Rob said the Forest Service had confirmed this approach was acceptable and SGM would continue with the work.

It was agreed the proposed inverted speed bumps on Wildcat Trail would be delayed until the Spring and Rob agreed to notify Lacy Construction and request the work be performed when road grading was underway.

The meeting adjourned at 11:10 am.

---

Rob Harper, Association Manager