**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS**

**MINUTES OF MEETING**

**OCTOBER 19, 2023**

**10:00 A.M.**

By Zoom: Debbie Montford

Lynn McDermand

Tom Atkinson

Bob Bishop

Marcus Lock, Law of the Rockies, Association’s legal counsel

Rob Harper, Toad Property Management

Rob called the meeting to order at 10:01 a.m. and confirmed there was a quorum.

Debbie made a motion to approve the August 28, 2023 meeting minutes. Lynn seconded the motion, and it was unanimously approved.

Rob explained Marcus Lock had prepared regulations/policies in accordance with the recent House Bill. Rob said the policies had been posted on the website for more than 30 days and owners had been emailed. Rob explained new signage regarding fines had been ordered and would be installed as soon as possible. Debbie made a motion to approve the regulations as prepared by Marcus Lock. Bob seconded the motion and it was unanimously approved. Lynn as President would sign the new regulations/policies.

Rob said there had been two meetings with the Wildfire Council since the August meeting. Bob explained the contractor showcase was underway for the Association work. All owners, except one, had approved the roadside thinning and the defensible space portion of the plan. Bob said the contractor showcase was just for the roadside thinning portion of the work with the defensible space portion being dealt with in 2024. Bob said Marcus Lock had made changes to the agreement with the Wildfire Council and the Wildfire Council had accepted those changes. If the work was performed over multiple years the same agreement would be in place and money would be paid as the work was performed. The Wildfire Council would be responsible for obtaining the matching funds from the State. It was agreed Lynn would sign the agreement.

Bob explained there would be a meeting with the Wildfire Council personnel on November 13, 2023 at 11 a.m. and interested Board members could participate in the Zoom call. Bob said additional work for owners or the Association had not been discussed with the Wildfire Council and other work might need to be part of a future phase. Work was underway for the individual owner lots and the same contractor was part of the showcase for the roadside thinning work. Lynn said the contractor had performed good work at her property and was moving up the hill to other lots.

Rob said he had spoken with Jeff Hermanson regarding the Land Trust and also spoken with Ann, who had previously been involved in the Land Trust and with Jake Jones who was currently with the Land Trust. Rob said he had also discussed Peanut Lake Road as the Land Trust were users of the road. Rob explained it had been a cordial meeting but he did not think the Land Trust was willing to pay the unpaid Association dues.

At 10:20 a.m. Lynn made a motion to go into Executive Session to discuss matters regarding the Crested Butte Land Trust and Peanut Lake Road snowplowing with legal counsel, which matters are privileged and confidential. Debbie seconded the motion and it was unanimously approved.

At 10:54 a.m. Tom made a motion to leave Executive Session. Lynn seconded the motion and it was unanimously approved.

Marcus Lock will prepare ballot language for owners to consider whether there should be an amendment to the Covenants to allow the Crested Butte Land Trust to legally not pay past or future dues for Lot 1 so long as the Crested Butte Land Trust is the owner of Lot 1. Marcus said there would be a cover letter attached explaining the history and context of the Land Trust’s request that dues be waived.

Rob said he would prepare a 2024 Budget for review by the Board.

At 10:56 a.m. Bob 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