

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
NOVEMBER 15, 2023
3:00 P.M.**

By Zoom: Debbie Montford
 Lynn McDermid
 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 3:05 p.m. and confirmed there was a quorum.

Debbie made a motion to approve the October 19 2023 meeting minutes. Lynn seconded the motion, and it was unanimously approved.

A motion was made to go into Executive Session to discuss matters with legal counsel. The motion received a second and was unanimously approved.

A motion was made to leave Executive Session. The motion received a second and was unanimously approved.

Marcus Lock said there had been extensive discussions regarding the maintenance of the Peanut Lake Road. Marcus explained the Nordic Center, Crested Butte Land Trust and Magic Meadows, LLC have all indicated a willingness to contribute to the cost of road maintenance for the shared portion of the road. However, neither Gunnison County nor the Town of Crested Butte is willing to participate in any cost sharing. Marcus said he would continue to draft an agreement for shared maintenance of Peanut Lake Road and hopefully get that agreement signed by the various parties and recorded.

Prior to the meeting Marcus had circulated draft documents regarding the Crested Butte Land Trust and dues for the lot they owned. After a short discussion it was agreed Rob would send out ballots and a cover letter to all owners asking for ballots to be returned by December 31, 2023.

Since the last meeting Rob and Bob had continued to meet with Jamie of the Western Regional Wildfire Council. Progress had been made on contracts and planning and work would be completed during the Summer of 2024. A special assessment would be sent to owners in March 2024 as previously discussed.

Rob explained Bob, Tom and Lynn all had Board terms expiring. Bob, Tom and Lynn confirmed they would be willing to continue to serve on the Board and their names would be added to the annual meeting documents.

Prior to the meeting a draft 2024 Budget had been distributed to the Board. Rob explained the various expense line items. After discussion a motion was made to adopt the Budget as presented. The motion received a second and was unanimously approved.

The Annual Meeting was scheduled for December 14, 2023 at 10:00 a.m.

At 4:15 p.m. the meeting adjourned.

Rob Harper,
Toad Property Management, Association Manager

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