

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
DECEMBER 10, 2018
4:00 P.M.**

The Board of Directors of Trappers Crossing at Crested Butte Association met on December 10, 2018 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte.

Those present: Rob Harper, Toad Property Management

By Phone: Lynn McDermid
Tom Atkinson
Debbie Montford
Jeff Hermanson
Marcus Lock, Association's Attorney
Kent Cowherd, Architect

Rob called the meeting to order at 4:01 p.m. and confirmed there was a quorum. Debbie made a motion to approve the October 16, 2018 meeting minutes. Lynn 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 4:02 p.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. Jeff seconded the motion and it was unanimously approved.

At 4:20 p.m. Lynn made a motion to leave Executive Session. Debbie seconded the motion and it was unanimously approved.

Marcus asked if a Board member would consider making a motion to authorize Counsel to file suit against those property owners whose property was traversed by the utility easement in the general location of Baby Head Hill Road for the purpose of protecting the Association's easement rights along that utility easement. Lynn made the motion described by Marcus. Jeff seconded the motion and it was unanimously approved.

Marcus agreed to proceed in accordance with the motion and report back to the Board.

Rob said Kent Cowherd had not completed the first draft of Design Guidelines and would be joining the meeting to give an update and receive additional direction from the Board. Lynn expressed concern about contractors storing equipment and materials along the roads or on neighboring lots and asked if that could be prohibited in the Design Guidelines.

Kent Cowherd joined the meeting and said Design Guidelines could provide additional definition for new construction in accordance with Articles 4 and 5 of the Trappers Crossing Covenants. It was agreed the Design Guidelines did not need to be overly restrictive but there was a need to clarify the regulations and reduce the subjectivity of the review process. Kent agreed to continue working on a set of simple Design Guidelines and also draft a Design Checklist for the Board to review and then pass to Marcus Lock for final review.

Rob explained Dan Murphy had submitted revised plans for the Morrissette lot and Kent Cowherd would be reviewing the plans and submitting comments to the Board.

Rob said owners had requested two additional roads, Saddle Ridge Road and Whispering Pines, be plowed for winter access to their vacant lots. Lynn said the Board should consider increasing dues in the future to cover the additional cost of plowing those roads.

Tom made a motion to adjourn the meeting at 5:04 pm. Lynn seconded the motion and it was unanimously approved.

Rob Harper, Association Manager