

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
DECEMBER 11, 2020
10:00 A.M.**

By Zoom: Debbie Montford
 Lynn McDermant
 Bob Bishop
 Jeff Hermanson
 Marcus Lock, Association's legal counsel
 Rob Harper, Toad Property Management

Rob called the meeting to order at 10:06 a.m. and confirmed there was a quorum with four board members participating.

Debbie made a motion to approve the minutes of the October 8, 2020 meeting. Lynn seconded the motion and it was unanimously approved.

Marcus explained a Trappers owner, Vanguard, had joined with the Association on the Scenic Butte condemnation proceeding and the appropriate documents had been filed with the Court together with a motion to dismiss and reply in support thereof. Marcus said in his opinion Scenic Butte should be entering into individual negotiations with all owners, approximately 12 owners, along Trapper's Way. Marcus said he expected a response from the Judge within a month and at that time a letter could be sent to all owners, depending on how the Court rules. Marcus explained the Crested Butte Land Trust and the Town of Crested Butte had been notified of Scenic Butte's desire to develop the 160 acres and the Land Trust had spoken with Plaintiff's attorney.

Rob explained traffic on Peanut Lake Road had increased and Jim Utley, an owner on Peanut Lake Road, had questioned why the Association paid for plowing when the road was used by so many people not connected with the Association. Marcus said he needed to review documentation and then reach out to other owners and entities to establish cost sharing of the private plowing costs or the County taking over the plowing. Travel management and parking along Peanut Lake Road also needed to be addressed.

The preparation of Design Guidelines had been discussed multiple times in the past and Kent Cowherd, Architect, had been involved in some of those discussions. Marcus said the Covenants for the Association did give the Board some broad powers in reviewing design of a home and it was agreed to work within the Covenants and not attempt a Covenant Amendment at this time. Lynn and Debbie agreed to work on design guidelines, share with Rob and the Board and then have Marcus review and put into a document to be circulated to owners for a 30 day review prior to the Board adopting any new design guidelines. It was agreed the aim would be to have a completed set of design guidelines by Spring.

Rob said there had been discussion about changing the accounting to a fiscal year and moving the annual meeting to the end of December and a draft 2021 Budget had been

prepared. Rob said the Bylaws were very specific that the annual meeting be held the second Saturday in August and the Budget be approved by the Board and then owners. Marcus confirmed the Board could amend the Bylaws and it was necessary to follow the Covenants and the Colorado Common Interest Ownership Act (CCIOA) for approval of the Budget and meeting dates. After discussion Marcus explained to comply with all governing documents it would be necessary for the Board to adopt the Budget, send the Budget to owners, call a meeting of the owners within 90 days of adoption of the Budget and have a vote to approve the Budget at that meeting. December 30, 2020 was selected as a date for a budget meeting although it was agreed it was a busy time of the year for most people and participation in the meeting via Zoom might be limited.

Rob explained the 2021 Budget kept dues at the current level and it would be necessary to collect the second part of the special assessment for work on the Wildcat Bridge. Rob said work on the bridge had been completed but the final invoice had not been received. After discussion it was agreed owners would be notified of the pending special assessment and the actual amount of the special assessment would depend on the final bill for the work and engineering expenses. Debbie made a motion to adopt the 2021 Budget as presented with the removal of the special assessment pending receipt of the final invoices for the work on the Wildcat Bridge. Lynn seconded the motion and it was unanimously approved.

After discussion it was agreed an annual invoice, dated January 1, 2021, would be sent to all owners and the opportunity to pay quarterly would be discussed at a future meeting.

Rob said the pump at the pond on Journey's End Road had exploded and replacement of the pump was approximately \$1,500. Rob agreed to replace the pump.

Rob said the entry sign at Trappers Way had been installed and looked good. Yield signs had been installed on Reservoir Road and Rob said he had spoken to the Town requesting their employee reduce their speed and yield to traffic on Trappers Way.

Rob said he would work on preparation of the December 30, 2020 budget meeting, work with Marcus on an amendment to the Bylaws to bring the Association into compliance with all the governing documents.

At 11:26 am the meeting adjourned.

Rob Harper,
Toad Property Management, Association Manager