

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
BUDGET MEETING OF OWNERS  
DECEMBER 14, 2022– 10:00 A.M.  
VIA ZOOM**

Present:

- Bob Bishop
- Patricia Osbaldiston
- Tim Pfafman
- John Cowell
- Lynn McDermand
- Tom Atkinson
- Justin Biggs
- Dave Kyle
- Kelsey Horowitz
- Matt Lavine & Amber Wong
- Bruce Winson
- Richard & Diane Clark
- Matt Turnbull
- Andrea
- Chris Peck
- Seth Lacy
- Rob Harper, Toad Property Management
- Alexander Summerfelt, Toad Property Management
- Jacob Witt, Association's legal counsel

Proxy to Lynn McDermand:

- Bill and Marcia Stamm
- Vanguard Atlantic Ltd

Rob Harper called the meeting to order at 10:03 am and said notice of the meeting had been mailed on November 29, 2022. Rob explained there was a quorum.

Lynn McDermand made a motion to accept the minutes of the August 6, 2022 annual meeting. Debbie Montford seconded the motion and the minutes were unanimously approved by those participating in the meeting.

Jacob Witt said the Scenic Butte lawsuit was currently on hold pending Forest Service approval. Jacob explained the fire egress on Baby Head Hill had been completed and signage and maintenance would be adjusted as necessary in the future. Rob said some signage was in place and the fire egress route looked good.

Rob Harper said a special assessment had been approved in August and Bob Bishop was working with the West Region Wildfire Council for tree removal and trimming as part of a grant. Bob Bishop explained the Wildfire Council had met during the Summer with representatives from the BLM and the Forest Service to discuss future fuel breaks on the land adjoining Trappers Crossing. Bob said surveys for fuel breaks were underway in Trappers and in Spring/Summer 2023 the Wildfire Council would hold showcase sessions with potential contractors for the work to be performed in 2024. Bob explained six owners had entered into agreements with the Wildfire Council for additional work with grant funding to be completed on those lots. Bob said an additional 10 lots had applied for grants and those applications were currently under review

by the Wildfire Council. The Wildfire Council expected to get back to those 10 owners by the end of the year or early January.

Rob Harper said a 2023 Budget had been distributed with the annual meeting notice. Rob explained all three neighborhoods would have a dues increase and a spreadsheet with prior year expenses had been provided to explain the costs involved in running the Association.

Rob explained the Board had approved the 2023 Budget. Rob said there would be a special assessment in 2023 in addition to the wildfire 2024 special assessment. Rob explained legal expenses had drained the bank account and the 2023 special assessment was to recover some of those expenses and build the bank account back up. Rob said there was approximately \$20,000 in the bank account and some large invoices still required payment. Rob explained in the past the Association had funds from the sale of two lots which allowed dues to remain lower but those funds had now been used and it was necessary to increase dues and have the special assessments to fund the operating expenses of the Association. Rob said the dues were in line with other 35 acre subdivisions in the area. Bob explained the wildfire special assessment would be due by March 2024.

Rob Harper explained additional water rights legal work had to be performed during 2022 and those costs had exceeded budget. Rob said the legal work to preserve water rights was an ongoing expense and some years, approximately every 5 or 7 years, had higher expenses as it was necessary to provide additional information about water collection and usage and not just maintenance work to the pipeline.

Chris Peck made a motion to ratify the 2023 Budget as presented. Justin Biggs seconded the motion and it was unanimously approved.

Rob Harper said the annual meeting would be August 5, 2023 and the budget meeting would be December 14, 2023.

Rob said it had not been possible to find a suitable location for dumpsters on Wildcat or Trappers Way. Rob explained he had spoken with Waste Management and Golden Eagle to identify potential areas within the road easement which would be acceptable to them. Legal counsel had confirmed the lot owners would need to give approval for a dumpster to be located on their lot even if the dumpster was within the road easement. Rob said the recent attempts to find a location had reached dead ends as had happened several times in the past.

Rob explained the Trappers Way gate was not working and England Fence would be making the repair.

Lynn McDermand made a motion to adjourn the meeting at 10:45 a.m. Debbie Montford seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Manager