

TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
MAY 11, 2020
3:00 P.M.

Those present: Mary Zimmerman, Toad Property Management
Rob Harper, Toad Property Management

By Phone or Zoom: Lynn McDermid
Jeff Hermanson
Debbie Montford
Jim Hopkins
Marcus Lock, Association's Attorney
John Cowell
Tim and Jenni Pfafman
Joel Benisch
Jim LoBianco
Terry Goodin

Rob called the meeting to order at 3:01 p.m. and confirmed there was a quorum. Lynn made a motion to approve the minutes of the November 20, 2019 meeting. Jim seconded the motion and it was unanimously approved.

Rob explained the engineering work for the Wildcat Bridge was completed and two contractors had submitted proposals for the work. Rob said one contractor with a proposal of \$84,000 could complete the work during the summer. Marcus explained the Covenants permitted the Board approving special assessments up to \$50,000 and the work either needed to be divided into phases with Wildcat owners receiving two separate special assessments or a majority of Wildcat owners voting to support a one-time \$84,000 special assessment. If the work was not completed the Forest Service, as the landowner, might restrict use of the Wildcat Bridge and prevent owners accessing their property based on safety concerns.

Rob explained the Association had been operating on a June – May Budget year which was not in compliance with the Association's governing documents. Rob suggested having a meeting next week to discuss the 2019-2020 Budget and the 2020-2021 Budget and the future Budgets would be a calendar year.

Rob said the Board would go into Executive Session to discuss the Baby Head Hill litigation with Marcus Lock, the Association's attorney, and any owners participating in the meeting who were not on the Board were asked to leave the meeting and return at 3:45 pm.

At 3:22 pm Debbie made a motion to go into Executive Session. Lynn seconded the motion and it was unanimously approved.

At 3:42 pm Lynn made a motion to leave Executive Session. Jim seconded the motion and it was unanimously approved. Marcus left the meeting.

Rob explained the Sign Guys had submitted a proposal for the Trappers Way sign and the cost was approximately \$3,800 without installation. Mary confirmed the cost would be a TCCB owner expense.

Rob said the gates at Wildcat and Trappers Way had been working well since the snow melted. Rob explained internet was not available at Wildcat and Rob agreed to work with England Fence regarding upgrades to the control board.

Rob agreed to speak to Marcus Lock regarding any potential liability if three speed bumps were installed in the area of the Green Lake Trail. Rob also agreed to meet with Lacy Construction to discuss possible location and size of any speed bumps which might be installed during the regular road maintenance work.

Rob said it would be necessary to do significant road maintenance on Saddle Ridge Road including some work on trees encroaching on the road. Rob agreed to obtain a bid from Lacy Construction for the work on Saddle Ridge Road and also Whispering Pines and discuss at the next Board meeting. It was suggested as there were no current plans to start construction on a house in 2020 on Whispering Pines that road work might be completed in 2021.

Rob explained the upgrades to the Wildcat Bridge required by the Forest Service would cost approximately \$80,000 to \$90,000 and the Board would meet on Monday to discuss how to structure special assessments to the Wildcat owners. Rob said the work needed to be performed as soon as possible to prevent the Forest Service stopping access across their land. Rob explained two contractors had chosen not to bid on the project and two bids had been received and the lower bid had been accepted. Rob said Drew Abbott, the contractor selected for the work, had been recommended by the SGM engineer. Detailed information about the project would be circulated to all Wildcat owners once decisions on the financing of the project had been made.

Rob said discussion of draft Design Guidelines had been put on hold and it was agreed the Board would once again review the draft and advice received from Marcus Lock and Kent Cowherd, Architect, and discuss at a future meeting.

Rob explained the dues for the lot owned by Crested Butte Land Trust had been waived for many years. The Land Trust had submitted a Dues Waiver document which would make the process more formal. It was agreed the Dues Waiver would just apply to the Land Trust and not for any future owner of the land. Marcus Lock would review the draft prior to the document being signed and it was agreed the Board supported continuing to waive the dues for the Land Trust.

Rob explained the Budget would be discussed at a meeting on Monday, May 18th together with funding options for the Wildcat Bridge.

Rob said Tom, Lynn and Jim would be completing their Board terms in August. It was agreed all owners would be emailed to find out if there were any additional owners interested in volunteering to be on the Board.

Rob agreed to review options to replace the “no snowmobile ...” signage with signs stating “no motorized ...” so the signage would apply to any new offroad equipment.

Jim made a motion to accept the Trappers Crossing at Crested Butte signage proposal using the less expensive lettering and having the name corrected. Lynn seconded the motion and it was unanimously approved.

Debbie made a motion to adjourn the meeting at 4:28 pm. Lynn seconded the motion and it was unanimously approved.

Rob Harper, Association Manager