

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
JUNE 30, 2020
2:00 P.M.**

By Zoom: Debbie Montford
 Lynn McDermid
 Tom Atkinson
 Jeff Hermanson
 Marcus Lock, Association's legal counsel
 Rob Harper, Toad Property Management

Rob called the meeting to order at 2:06 p.m. and confirmed there was a quorum. Debbie made a motion to approve the minutes of the June 11, 2020 meeting. Jeff seconded the motion and it was unanimously approved.

Lynn made a motion to go into Executive Session at 2:08 p.m. to discuss two matters with legal counsel. Tom seconded the motion and it was unanimously approved.

Debbie made a motion to leave Executive Session at 2:28 p.m. Lynn seconded the motion and it was unanimously approved.

Marcus left the meeting.

Debbie expressed concern about legal expenses exceeding the Budget if the lawsuits continued and it was agreed to keep legal at the current level in the Budget and at the annual meeting owners would be made aware of the potential legal costs which might have to be covered by special assessments. Debbie made a motion to approve the Budget as presented. Lynn seconded the motion and it was unanimously approved. Rob confirmed most Wildcat owners had paid their special assessment for work on the Bridge. Rob said work was scheduled to start on the Bridge on August 1, 2020 and working hours and a traffic plan would be distributed to owners prior to August 1st.

After a discussion regarding the annual meeting documents it was agreed the documents would be amended to highlight the need to vote and return that vote prior to the start of the meeting as a secret ballot would not be possible on the Zoom call.

Rob agreed to follow up with Lacy Construction regarding the application of Magnesium Chloride as there was now significantly more traffic on Wildcat.

At 3:01 p.m. Debbie made a motion to adjourn the meeting. Lynn seconded the motion and it was unanimously approved.

Rob Harper,
Toad Property Management, Association Manager