

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
FEBRUARY 1, 2024
9:00 A.M.**

By Zoom: Debbie Montford
 Lynn McDermand
 Bob Bishop
 Jeff Hermanson
 Tom Atkinson
 Marcus Lock, Law of the Rockies, Association's legal counsel
 Rob Harper, Toad Property Management

Rob called the meeting to order at 9:04 a.m. and confirmed there was a quorum.

Lynn made a motion to approve the November 15, 2023 meeting minutes. Debbie seconded the motion, and it was unanimously approved.

Lynn made a motion for the following officers, Jeff seconded the motion and it was unanimously approved:

| | |
|-----------------------|-----------------|
| President | Lynn McDermand |
| Vice President | Bob Bishop |
| Secretary / Treasurer | Debbie Montford |

Rob confirmed \$4,500 had been collected for the maintenance of Peanut Mine Road. Rob thanked Marcus for his assistance in obtaining the funds. Marcus explained Mountain Meadows, Crested Butte Land Trust and the Nordic Center had all contributed although they all refused to sign documentation. The Town of Crested Butte and the County refused to contribute anything. Marcus suggested Toad send invoices each year to the three entities to avoid any additional legal fees.

Rob explained there had not been sufficient support to amend the Covenants in favor of Crested Butte Land Trust not paying dues. Marcus said 75% approval was required as the amendment would change the allocation of dues. Rob said 31 owners had voted in support and 19 owners had voted against the amendment.

At 9:15 a.m. Lynn made a motion to go into Executive Session to discuss legal matters regarding the Crested Butte Land Trust. Bob seconded the motion and it was unanimously approved.

At 9:55 a.m. Debbie made a motion to leave Executive Session. Lynn seconded the motion and it was unanimously approved.

Jeff explained his request regarding Lot 4. Jeff said he had been constructing a house within the Town of Crested Butte and the land was adjacent to his Trappers lot (Lot 4, TCCB). Jeff explained Lot 4 had some historic buildings and it was his goal to

rehabilitate the buildings as well as building a barn for horses. The existing structures were outside of the building envelope so there would be two building envelopes on the lot and Jeff was asking to reserve the right to build a house in the future on the existing building envelope. Jeff's attorney, David Leinsdorf, had proposed documentation to amend the Covenants to permit two building envelopes on that lot. The amendment would require approval by at least 67% of owners. If the vote failed, due to lack of response, other options could be considered.

Jeff thanked the Board for considering his request. Jeff left the meeting.

At 10:15 a.m. Lynn made a motion to go into Executive Session to discuss the Lot 4 request with legal counsel. Debbie seconded the motion and it was unanimously approved.

At 10:25 a.m. Lynn made a motion to leave Executive Session. Tom seconded the motion and it was unanimously approved.

Jeff returned to the meeting.

Marcus explained the Board would like the response deadline for the Lot 4 amendment to be changed from 10/31/24 to 6/30/24, the wording regarding the timing of the Town of Crested Butte approval and recording to be amended and clarification of the term rehabilitate for the existing structures. Jeff explained the rehabilitation would be adaptive reuse of the existing buildings. Marcus said he would contact David Leinsdorf about the two amendments.

Tom made a motion to endorse the proposed amendment in respect of Lot 4. Bob seconded the motion and it was approved by a majority of the Board with Jeff abstaining.

Jeff thanked the Board for their support.

Rob said Toad would respond to the damaged sign at Wildcat.

At 10:30 a.m. Tom made a motion to adjourn the meeting. Debbie seconded the motion and it was unanimously approved.

Rob Harper,
Toad Property Management, Association Manager