

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
AUGUST 19, 2025  
3:00 P.M.**

By Zoom:

- Debbie Montford
- Lynn McDermid
- Bob Bishop
- Tom Atkinson
- Matt Lavine
- Rob Harper, Toad Property Management
- Becky Cassel
- Jenni Pfafman
- Seth Lacy
- Franny
- Suneel Kumar
- Matanya Horowitz
- Seth Novatt
- Steve Loh
- Theresa Schual
- Grace Pumar
- Sam Jones
- Sean Riley
- Jim Truettner
- Rick Ebby
- Jim Houstoun

Rob called the meeting to order at 3:04 p.m. and confirmed there was a quorum.

Debbie made a motion to approve the minutes of the July 11, 2025 meeting. Lynn seconded the motion and it was unanimously approved.

Rob explained the purpose of the meeting was to continue the discussion regarding road maintenance. Lacy Construction and Dietrich Dirtworks had submitted bids for the Winter Contract. Bob explained notice of cancellation had been given to Lacy Construction to stop the auto renewal on July 31, 2025 and provide more time to discuss. Lynn said Lacy Construction had reduced the price of their initial contract after Dietrich offered a lower rate. References had been obtained from associations currently plowed by Dietrich Dirtworks.

Debbie expressed concern that some owners with driveways previously plowed by Lacy Construction might already be locked in for another year due to the auto renew clause in a Contract. Tom did not, in his opinion, think the auto renew clause was legal and enforceable.

Summer contract pricing had also been provided by the two companies. Rob confirmed he had spoken with Lacy Construction after the July board meeting. Lacy Construction had expressed a willingness to work with the Association and improve communication and service.

Lynn expressed concern about the learning curve for a new contractor, especially if it was a big snow year. Giving Lacy Construction one more year to improve communication at the lower rate was suggested.

Board members and owners expressed comments or concerns about snow removal or road maintenance. Some concern was expressed about the timing of plows, damage to landscaping, gates and ditches. The need for competitive pricing and good service was stressed and the need for the Board to evaluate multiple contractors for all contracts.

Debbie suggested Toad retain a record of any contractor complaints received during the year.

Debbie made a motion to sign the Contract with Lacy Construction with additional language regarding the expectations of the Association. Lynn seconded the motion. The motion passed with a vote of three in favor and two opposed. Bob said he was voting no until the language for the Contract was available. Tom said he would submit his comments for voting no on the motion and they could be attached to the minutes. Rob said the language for the Contract would be discussed via email with the Board and reviewed by legal counsel if necessary.

Rob said the annual Budget would be discussed at the November 14, 2025 meeting. The Annual Meeting was scheduled for December 12, 2025 at 10 a.m. Tom asked for in-person annual meetings in the Summer instead of Zoom calls. Rick volunteered to host the annual meeting at his home.

Theresa Schual asked if other owners were addressing dead standing trees due to beetle damage. Individual lot owners were responsible for work on their lots. Bob said work was underway on Wildcat for wildfire mitigation and all owners should be aware of the need to protect property from wildfire.

At 11:00 a.m. Lynn made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

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Rob Harper,  
Toad Property Management, Association Manager

Statement for Tom Atkinson, Board Member:

“As a homeowner I have the expectation the management company will uphold its contract with the HOA. As a board member I have relied on the manager to deliver the promised services, and to oversee the day-to-day operations of the Trappers community. Beyond providing financial reports and forwarding contracts for the board’s review, the manager should take a critical look at every transaction to determine whether the best terms are negotiated for the community.

As board members we often speak in terms of the fiduciary duty to act in the best interests of the community. This fiduciary duty is why I voted no on the Lacy plowing contract. Simply to renew the previous contract with lower rates, while expedient, would not fulfill my duty as a board member.

I suggested my fellow board members ask why Lacy was replaced by three other HOAs. I have kept my personal complaints with Lacy to myself until now. The gate on my driveway was wrecked by a Lacy driver who also destroyed two trees last winter. I have questioned how close everyone seems to be to Lacy. This in and of itself is not a bad thing especially in a small community, but it calls us to uphold our legal duty to question merely accepting the status quo in our contracts.

Our failure to root out any conflicts of interest results in harm to residents of the association. Just as some residents at the meeting asked for clearer roadways to prevent accidents or injuries, I am reminding myself, as much as anyone, that we all need to uphold our legal duty of care on all matters before the board.

Now that Lacy seems to have some competition in our community, I am hopeful we can revisit these issues in the future.”

Thank you,

Tom Atkinson