

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
NOVEMBER 12, 2024
10:00 A.M.**

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

Rob called the meeting to order at 10:13 a.m. and confirmed there was a quorum.

Debbie made a motion to approve the February 1, 2024 meeting minutes. Lynn seconded the motion, and it was unanimously approved.

At 10:14 a.m. Bob made a motion to go into Executive Session, in accordance with C.R.S. 38-33.3-308(7), to discuss the matters listed on the agenda with legal counsel in order to obtain legal advice regarding the same. Lynn seconded the motion and it was unanimously approved.

At 10:58 a.m. Lynn made a motion to leave Executive Session. Bob seconded the motion and it was unanimously approved.

Debbie made a motion to authorize Rob to circulate the Ballot regarding the removal of Lot 1, TCCB, from the subdivision. Bob seconded the motion and it was unanimously approved. Rob explained the Ballot would be circulated to owners with the ability to sign online and return. The topic would also be on the Annual Meeting Agenda in December and Jake of the Crested Butte Land Trust would be invited to that meeting. Marcus would also attend the meeting.

Marcus left the meeting.

Rob said a representative from the Wildfire Council had been unable to attend the meeting but had provided a short update. Bob said some owners had entered into agreements for fire mitigation on individual lots. Some tree thinning had been performed during Summer 2024 and owners had been contacted for approval to thin larger roadside areas in 2025. The 2025 roadside work would focus on Saddle Ridge Road to the Wildcat gate. Contractor bids needed to be obtained in the Spring with work commencing as soon as possible. The process had been very slow due to personnel changes at the Wildfire Council. The owner approvals were required as part of the Grant approval and an inspection had been performed by the Wildfire Council to identify the work. A representative of the Wildfire Council would be invited to the Annual Meeting in December. Rob said approximately \$11,000 had been paid for fire mitigation during 2024 and approximately \$125,000 remained in a separate, dedicated, Money Market Account.

Prior to the meeting a draft 2025 Budget had been distributed. Rob said the 2025 Budget did not propose a dues increase and Rob explained the anticipated income and expenses. Rob said the Director & Officer Insurance had not been renewed and he continued to search for new coverage.

Concern was expressed about the increasing cost of Magnesium Chloride and the condition of the road during the Summer. Construction traffic had increased which added to the road damage.

After discussion Tom made a motion to adopt the 2025 Budget as presented. Bob seconded the motion and it was unanimously approved.

Rob said one owner had volunteered to join the Board and Rob would reach out to additional owners who had expressed interest in the past.

The annual meeting would be via Zoom on December 12, 2024 at 10 a.m. (MT). Rob confirmed annual meeting documents would be prepared and sent to all owners, after board review. Rob explained the new owner of Toad Property Management would be present at the meeting. Rob confirmed he would be with Toad through 2025 and maybe longer.

Lynn agreed to research gas delivery as some owners had experienced difficulties with AmeriGas deliveries during early Winter.

At 11:43 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