

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
ANNUAL MEETING OF OWNERS  
DECEMBER 20, 2024– 10:00 A.M.  
VIA ZOOM**

Present:

- Randy Wuensche
- Debbie Montford
- Matt Lavine
- Jordan Ringel
- Tom Atkinson
- Lynn McDermant
- Crested Butte Land Trust
- Chris Howald
- Jim Utley
- Tom Sisson & Patricia Osbaldiston
- Jim Houstoun
- Cindy Lang Ingalls
- Tim Pfafman
- Suneel Kumar
- Richard & Diane Clark
- Vanguard Atlantic Ltd
- Melinda Doster
- Bruce Becker
- Seth Lacy
- Andrew Cassel
- Joe Benisch
- Bob Bishop
- Rob Harper, Toad Property Management
- Bayliss Baker, Toad Property Management
- Marcus Lock, Association's legal counsel

Proxy to Lynn McDermant:

- Bill Stamm
- Ben Schultz
- Turnispeed
- Randall Raziano
- Steve Loh
- Ruby Ridge
- Goodin
- Truetner
- George Nelson
- Charles Stellberger
- Knight
- Wiser

Proxy to Joel Benisch:  
Standefer

Rob Harper called the meeting to order at 10:08 a.m. Rob explained Marcus Lock of Law of the Rockies, legal counsel, was attending the meeting. Rob introduced Bayliss Baker, a new member of the Toad crew. Notice of the meeting had been mailed on December 10, 2024. Rob explained there was a quorum.

Lynn McDermand made a motion to accept the minutes of the December 14, 2023 annual meeting. Jim Utley seconded the motion and the minutes were unanimously approved by those participating in the meeting.

Rob Harper and Bob Bishop had been working with the West Region Wildfire Council during the year. Bob Bishop gave an update on the tree thinning that had been completed. The project was approximately one-third completed and work would continue in 2025 and 2026. West Region Wildfire Council had been unable to send a representative to the meeting but efforts were being made to keep the project moving forward. Work in 2025 would focus near the Wildcat gate and uphill which would be the higher profile areas.

Marcus Lock of Law of the Rockies gave an update on several items. Marcus explained Scenic Butte had failed to move forward with the due diligence and the Court had now issued an Order for a completed application to be provided to the Court by February 1, 2025. Marcus gave a quick summary of the legal action which had been underway since 2020.

Marcus Lock explained the Association paid for the snow plowing of Peanut Lake Road and since 2023 attempts had been made to have other land owners who benefited from the plowing contribute towards that cost. Approximately \$5,600 had been received so far for the 2024/2025 season. Marcus said attempts would continue to have a formal agreement in place. Marcus explained he had been unsuccessful in getting the Town or the County to pay or provide the snow plowing but the Land Trust and the Nordic Center might have more success with those entities. The road was heavily used by people from Town and within the County. The County did not plow their portion of the road very promptly which led to Al's Backhoe having to plow the entire road as they were in the area earlier after a snow storm.

Rob Harper explained a vote of all owners was underway for Lot 1 TCCB, currently owned by the Land Trust, to be removed from the Association. Marcus explained Lot 1 was under a Conservation Easement and nothing would be built on that lot and the Land Trust, as a non-profit, would probably prefer not to pay dues each year. If the vote was successful there would be a reallocation of votes and a replat. At least 75% of all owners would need to vote in favor of the amendment and the voting would close on February 28, 2025. Jake Jones of the Land Trust said the past dues of approximately \$18,700 had been paid to the Association during the past year as well as contributing towards the Peanut Lake Road snow plowing. The purpose of purchasing Lot 1 was to establish public pedestrian access to trails with no plans to construct anything on the land. Jake explained the work of the Land Trust to protect land and water in the area. Jake encouraged owners to reach out to him if they had questions or concerns.

Jim Utley expressed concern about parking on Peanut Lake Road to access the trails. Speeding vehicles was also an issue on that road. As a County Road it was not possible for the Land Trust to restrict parking along that road and other options had been suggested and considered during the past 10 years or more. The Land Trust and other entities would continue to discuss and consider solutions. Additional signage by the Town might be a benefit to reduce the number of vehicles driving along the road and turning around at the dead end.

Rob Harper encouraged owners to vote regarding Lot 1 by February 28, 2025.

Marcus Lock explained there was an easement for the Wildcat Bridge and that easement expired in September 2023. Marcus said communication continued with the Forest Service as the proposed renewal easement was different and less favorable to the Association. Marcus explained they would continue to work on the matter to reach an acceptable resolution. Access to Wildcat was not in danger due to the time access had been in use.

Marcus explained the Association held a water right for 2.0 CFS from the Bench Ditch. Water Counsel, Mark Hamilton, had filed documentation to establish that right for recreation and augmentation. The current pipe was sufficient to fill the pond on the Bench but in order to establish 2.0 CFS it had been determined the pipe needed to be enlarged or reduce the permitted CFS to 0.25. Marcus said reducing the CFS would not be a hardship for the Association and enlarging the pipe would be a significant cost. Seth Lacy said he would email his questions regarding well permits and Water Counsel could address.

Marcus Lock left the meeting.

A 2025 Budget had been approved by the Board and distributed to all owners prior to the meeting. The 2025 Budget did not propose a dues increase. Rob Harper explained Weed Mitigation was conducted by the Association at the edge of the roads, within easements. Individual owners were responsible for Weed Mitigation on their own lots. The County would be responsible for spraying noxious weeds along Peanut Lake Road and Jake Jones said the Land Trust would be happy to work with the Association to deal with weed mitigation. Jim Utley suggested more funds be available for weed mitigation in the area of Peanut Lake Road to offset some of the costs paid towards the entry gate on Trappers Way.

Tom Atkinson made a motion to ratify the 2025 Budget as presented. Lynn McDermand seconded the motion and it was unanimously approved.

Rob Harper explained Debbie Montford was willing to continue on the Board. Jeff Hermanson did not want to serve another term. Joel Benisch and Matt Lavine had volunteered to serve on the Board. After a tally of the votes Rob Harper confirmed Debbie Montford and Matt Lavine had been elected to the Board for three year terms.

Rob Harper said some insurance companies were refusing to insure homeowners associations or increasing renewal rates significantly. An owner within the Association had experienced a problem obtaining home insurance and owners were asked to share their recommendations for home insurance. Bob Bishop said the Association was active with wildfire mitigation and many insurers wanted to see that. Joel Benisch provided useful suggestions and explained challenges for insurance renewals and self-insuring for the Association.

At 11:25 a.m. Debbie Montford made a motion to adjourn the meeting. Bob Bishop seconded the motion and it was unanimously approved.