

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
AUGUST 28, 2023
3:00 P.M.**

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

Rob called the meeting to order at 3:02 p.m. and confirmed there was a quorum.

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

Rob explained he had met with the Wildfire Council together with Bob. Bob said the Wildfire Council had been working on the individual owner projects and contractors would be selected. Bob explained the showcase for the Association wide project still needed to be scheduled and the Wildfire Council hoped to do that before the snow arrived. Rob said he had reached out to the eight owners who would be impacted by the showcase to obtain owner approval to go onto the individual lots. Concern was expressed about the delays in the process and Rob said progress was now being made and Rob and Bob would continue to follow up.

Marcus said he could review, on behalf of the Association, the owner agreements with the Wildfire Council for the work on the individual lots if owners wanted that. Tom and Lynn said they had met with Brad of the Wildfire Council and Phase 1 seemed to be progressing and trees were being marked. The tree thinning of Phase 2 was more difficult to pull together and it was slow progress. Lynn said Brad of the Wildfire Council had stated cut trees would be removed and any contractor awarded the contract would have the correct equipment for the projects. Rob said the next meeting with the Wildfire Council would be September 18th. Pine Beetle was now in the neighborhood and Lynn and Rob said the Forest Service had bags which could be added to the trees in the Spring to deter the beetles from that particular tree. Rob said the pheromone bags for the Pine Beetle were available on line or from the Forest Service.

Rob said he was working on a financial report and draft 2024 Budget. Rob explained the special assessment had been levied and payments were coming in. Rob said the online voting for the amendment had gone well and responses received promptly. The next Board meeting would be November 15th to finalize the Budget and then the annual meeting would be held on December 14th.

Rob said he would follow up with Lacy Construction about the damage to the Wildcat Bridge. Rob explained a new control board for the Wildcat gate had been ordered and England Fence would be installing the new board in the next week.

Prior to the meeting Rob circulated to the Board a draft letter to owners providing them with an update of activities during the year instead of an annual meeting. Rob asked for board members to review and provide comments as soon as possible.

At 3:25 p.m. Bob made a motion to go into Executive Session to communicate with legal counsel. Lynn seconded the motion and it was unanimously approved.

At 4:24 p.m. Lynn made a motion to leave Executive Session. Bob seconded the motion and it was unanimously approved.

At 4:27 p.m. Debbie made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

Rob Harper,
Toad Property Management, Association Manager

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