

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
MINUTES OF MEETING  
TUESDAY MARCH 15, 2016  
10:00 a.m.**

The Meeting of the Board of Directors of Trappers Crossing at Crested Butte Association met on March 15, 2016 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte, Colorado.

Those present:           Lynn McDermand  
                                  Angela Reeves  
                                  David Leinsdorf, Association's Attorney  
                                  Rob Harper, Toad Property Management

By Phone:                 Clayton Jones  
                                  Debbie Montford  
                                  Jim Hopkins  
                                  Jeff Hermanson  
                                  Marcus Lock, Association Legal Counsel  
                                  Tom Atkinson

A quorum was established and Rob Harper called the meeting to order at 10:08 a.m. Rob introduced Clayton Jones to the Board, appearing to discuss his family-owned (about 40 years) property west of Trappers Way. Clayton's land-locked 160 +/- acres is beyond lots 20a and 20b, where the road dead-ends. Clayton respectfully asked permission to build and connect to the road. Debbie asked how they access the land now. Clayton said there is a trail from 20b and he has hiked in once. He would hope to someday to sell the land to one person, not divide it for development. The land is very steep w/ little usable acreage. David made clear that the board would not be the decision maker for road access. Granting access would require an amendment of the covenants and 2/3 of the property owners saying yes. Easements from 20a & 20b would be the first step, and approval from BLM and/or forest service, whichever is crossed. Clayton said 20b said yes with a verbal agreement, and a letter went to 20a but no response yet. Clayton acknowledged he was in the very beginnings of what he wanted to accomplish, noting that Colorado law does allow for access somehow/someway. Discussions also included environmental issues, water and utilities. Rob and all thanked Clayton, saying that the board will discuss to help him take the next logical course of action. Clayton left the meeting.

The Brian Pulte Lot – David said they filed a complaint to foreclose the Association's lien for \$16,000. In addition, the owner is delinquent in taxes another \$16,000. But before taking the default judgment, a lawyer for Pulte said he would deed the property over to the Association. There is nothing encumbering the lot legally. The Association could sell or hold the lot. Lynn says she knows someone that would buy the lot. The

Pultes are un-responsive, per David, making it hard for the association not to get involved. Discussions regarding water on the property, the value of the lot, risk, flipping the lot, taxes & dues. Lynn made a motion to direct legal council to pursue the property acquisition for the amount of the delinquent dues & delinquent taxes. Debbie seconded the motion and the motion passed.

Lynn made a motion to go into Executive session and Jeff seconded. Executive Session starts at 10:53am.

Lynn made a motion to return to regular session, Debbie seconded and regular session began at 11:25am.

Fine schedule change – \$200/\$300/\$400 is the current. The snowmobilers are a continuing nuisance. No matter the manner of notice – letters, phone calls, photos from a trail cam – whether from Toad or from an attorney, the violators continue to trespass by riding off-road. Cloude Ludeman’s tenants have now broken the fence next to the gate by riding over it. Lynn would like to see a fine specifically for off-road snowmobiling, a steep fine that would really hurt financially. A trespassing violation is difficult to prosecute per David. There has to be a neutral fact-finder for each infraction and the violator has to have the opportunity to be heard before the home-owner and the Board. Jim points out that the fine schedule in place hasn’t completely been put through a process. On Feb 20<sup>th</sup> 2016 a letter was sent and a fine was levied for \$200. Debbie suggests another letter to the offender. Tom made a motion to increase snowmobiling off-road the fine to \$1000 per violation, Debbie seconded, motion passed unanimously. Rob also suggested putting up new signage and said he would work on that.

Fire egress – Per Jeff Newman, Lynn updated that the fire department would approve the route between Bishop & Ludeman. Tom will look at this in the summer but he is not in favor of this route, Angela said that Tina Bishop would probably not approve unless it was a usable road, not just an emergency route. Lynn thought that Mr. Bishop might be more amiable. More discussion to follow.

Meeting adjourned at 11:52am

---

Rob Harper, Association Manager