

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
ANNUAL BUDGET MEETING
DECEMBER 14, 2021 – 10:00 A.M.
VIA ZOOM**

Present:

- Lynn McDermand
- Debbie Montford
- Thomas Sisson & Anne Osbaldiston
- Robert Probe
- Dave Kyle
- Brent & Andrea Turnipseed
- Bob Bishop
- Jim Truettner
- Stephen Standefer
- Steve Jenkins
- Kelsey Horowitz
- Lee Keet
- Jeff Hermanson
- William Lacy
- Jake Jones, Crested Butte Land Trust
- Rob Harper, Toad Property Management
- Marcus Lock, Law of the Rockies

Proxy to Lynn McDermand:

- Ian Schaul
- Seth Novatt
- Joan Atkinson
- Richard Clark
- Ruby Ridge Holdings Ltd
- Susan Jones
- John Cowell
- Rebecca Cassel
- James LoBianco
- Bill & Marcia Stamm
- Mat & Pam Turnbull

Rob Harper called the meeting to order at 10:06 a.m. and said notice of the meeting had been mailed on November 29, 2021.

Lynn McDermand made a motion to approve the minutes of the August 7, 2021 meeting. Debbie Montford seconded the motion, and it was unanimously approved.

Marcus Lock, legal counsel, explained that the Court had granted the petitioner's initial motion for possession and condemned access for the petitioner over Trappers Way. Marcus said that there would be a trial in 2022 to determine the amount of compensation owed by the petitioner for the access that had been condemned. Marcus explained that the trial would likely hinge on testimony from the experts called by both sides. Marcus said that a Jury would determine what the Association was entitled to in terms of damages.

Bob Bishop presented information on the West Region Wildfire Council (WRCW) project. Bob said that WRCW had contacted Trappers and offered assistance in funding a wildfire mitigation project within Trappers Crossing. Bob noted that an executive summary of this initiative had been provided to Association members prior to the meeting. Bob said that moving forward with the wildfire mitigation efforts would require a Special Assessment of \$125,323, which would work out to about \$1,600 per lot for each of the 80 lots in Trappers Crossing. Bob said that Trappers Crossing had been identified as one of the higher-risk areas for wildfires in Colorado, and the Board felt that this was a critically important initiative. Bob said that the Board would call a special meeting of members to approve the Special Assessment, and organization of that meeting would need to begin early in the new year. Marcus Lock pointed out that the key challenge would be to get enough proxies and participation to establish a quorum to pass the Special Assessment at that meeting.

Bob Probe expressed interest in participating in the partnership available for individual homeowners. Rob Harber confirmed that he would add Bob Probe to the list and asked any other interested homeowners to let Rob know if they would like to be added. Rob said that owners who wanted to could go ahead with clearing dead trees before the WRCW initiative began, but said it was unlikely that any tree clearing would be retroactively included in the agreement.

Rob reminded owners that the HOA plows the roads, but clearing driveways is the responsibility of owners. Rob said that plowing the road created berms and recommended that owners employ help to clear their berms and driveways. Rob reminded owners that it was not permissible to clear berms into the main road.

Rob said that the draft 2022 Budget had been circulated prior to the meeting. Rob explained that dues would increase in 2022 to \$4,380 for Trappers at Crested Butte, \$3,550 for Trappers Crossing South, and \$4,600 for Wildcat. Rob said that invoices for a one-time annual payment would go out in January to be paid within 30 days.

Marcus Lock said that Trappers Crossing was one of his most active associations. Marcus gave a high-level summary of the voluminous legal issues that Law of the Rockies was addressing on behalf of Trappers Crossing. Rob said that a \$50,000 Special Assessment had been built into the Budget as a precautionary measure, in case legal costs exceed the budgeted amount.

Rob explained that Trappers Crossing had one reserve account, rather than a separate account for each subdivision, because the Association had been able to sell two lots, and the Board had decided to put the profit from those sales into a reserve account for the entire Association.

Rob said that he was always happy to answer specific accounting questions via email.

Lynn McDermid made a motion to approve the 2022 Budget as presented. Bob Bishop seconded, and the motion was unanimously approved.

There was some discussion of Star Link, a new internet provider that offered unlimited data for a \$99 monthly fee. Several owners reported having a good experience with this company in Trappers Crossing.

Rob thanked the Board for their considerable efforts over the course of the year.

At 10:51 a.m. Lynn McDermid made a motion to adjourn the meeting. Bob Bishop seconded the motion, and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager

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