

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FEBRUARY 18, 2022 – 10:00 A.M.  
VIA ZOOM**

Present: Lynn McDermand  
Debbie Montford  
Tom Atkinson  
Bob Bishop  
Jeff Hermanson  
Rob Harper, Toad Property Management  
Marcus Lock, Law of the Rockies

Rob Harper called the meeting to order at 10:03 a.m. and confirmed that a quorum was present.

Lynn McDermand made a motion to approve the minutes of the June 28, 2021 meeting. Debbie Montford seconded the motion, and it was unanimously approved.

Rob said that he had reached out to the Nordic Center and ensured that they would be doing everything they could to prevent skiers from trespassing while using the Green Lake Trail. Rob said that there had been snowmobile trespassing all over Crested Butte this winter, including at Red Mountain Ranch and Hidden Mine Ranch, as well as Trapper's Crossing. Rob said that additional signs advertising the \$1000 fine for riding snowmobiles off road would be installed on Trapper's Crossing property in the next week. Marcus Lock, legal counsel, said that the problem of trespassing was pervasive, and enforcement was difficult due to the identity-obscuring protective gear used while skiing and snowmobiling.

It was generally agreed to change the main gate codes, with sufficient notice to homeowners of the upcoming change.

At 11:16 a.m., Lynn McDermand made a motion to treat the attorney-client privileged communication with legal counsel between 10:12 a.m. and 11:16 a.m. as an Executive Session. Debbie Montford seconded the motion, and it was unanimously approved.

During Executive Session, the Board discussed the status of access easements shown on the plats, the Scenic Butte issue, and the Wildfire Council wildfire risk mitigation project.

Tom Atkinson moved to put the Wildfire Council project on the agenda for a Special Meeting, with the specification that the assessment would not be invoiced until all other steps necessary to move the project forward had occurred. Lynn McDermand seconded the motion, and it was unanimously approved.

Rob said that Kent Cowherd had approved the updated plans for the home at Lot 25 (234 Whispering Pines). It was confirmed that the updated plans were very similar to the plans initially approved by the Board, with the key difference being that the new plans were for a smaller version of the home.

Tom Atkinson made a motion to approve the plans. Debbie Montford seconded the motion, and it was unanimously approved, barring any objections by Lynn McDermand who had not had a chance to review the plans.

Regarding the fire egress, Marcus said that he was still waiting to receive officially stamped plans, but Bill Lacy had confirmed Lacy Construction would be able to complete the minor updates in spring.

Debbie proposed that the Association amend its Collection policy to ensure that invoices were sent in January; to give lot owners an extended deadline of March 1 to pay dues; to clearly indicate on the invoice that a monthly late fee of \$100 would be incurred if dues were not paid by March 1; and to outline payment options and encourage owners to send checks by FedEx. Rob agreed to work with Marcus on an update to the Collection Policy to present to the Board for approval.

Marcus Lock left the meeting.

Rob explained that a new Design Guidelines document could be adopted by the Board in addition to the language in the Covenants, rather than as a replacement to that language. Rob said that once there was a draft with which the Board was comfortable, he would provide it to Marcus for review. Rob said that the Board could provide the owners with a 30 day comment period on the new Design Guidelines before voting to approve them. It was agreed that there would need to be an associated fee structure to enforce rules such as the 18-month construction period. Board Members agreed to review the document and respond to Rob with suggested changes.

At 11:50 a.m. Jeff Hermanson made a motion to adjourn the meeting. Debbie Montford seconded the motion, and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Manager