

**MINUTES OF THE ANNUAL MEETING  
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
AUGUST 6, 2006**

The Annual Meeting of Trappers Crossing at Crested Butte Association was held at the home of Bobby and Pam Nichols on August 6, 2006 at 4:00 p.m. The meeting was called to order by Vice President Roy Bliss and Roy thanked Bobby and Pam for hosting the event. Roy said notice of the meeting was mailed on June 28, 2006 and 46 owners (58%) either present in person or by proxy represented a quorum.

**Reading and Approval of Minutes.** A motion was made by Bill Abraham to approve the August 7, 2006 Annual Meeting Minutes as distributed. The motion was seconded by Wayne Collins and unanimously approved.

**Reports of Officers and Committees.** Roy Bliss introduced Dave Casey of the State Forest Service to talk about wildfire mitigation. Dave explained that the State Forest Service work with owners to identify problem and dangerous areas. He said that for \$30 per hour he could be hired to walk an owner's lot and tag the trees that were diseased or dangerous because of the proximity to the house. He said that the Trappers Crossing area had not had a forest fire for more than 100 years and encouraged owners to make a defensible space around their house and stressed that the Forest Service were not recommending clear cutting but were encouraging thinning so that fire would not have the opportunity to spread quickly. Dave explained that he would identify areas of concern and could then put owners in contact with a local contractor to do the work. He also said that grants were available from the Government for the work and he would be able to help the owner obtain those grants.

Angela Reeves introduced Jeff Hermanson and Keith Bauer, Director of the Nordic Center, to talk about trails. Keith explained that during the past winter Nita Kubricht had brought to his attention that the Nordic skiing trails were not in the easement areas in Trappers Crossing South. He said further research had shown that Nita was correct and he was presently contacting the owners to discuss how to rectify the problem to the benefit of both the owner and the Nordic skiers. Keith thanked owners for providing the easements and stressed that now he was aware of the issue he would continue to work towards a satisfactory resolution.

Jeff Hermanson said he and Lynn McDermant had been working together on the Secret Trail and said they would be approaching property owners to request easements. He said the trail system was a great public amenity and there were substantial Federal and State tax incentives to owners for providing a trail easement through their property. Jeff said he wanted to obtain a balance of privacy for owners and access to the public.

**New Business.** Lynn McDermant expressed concern about the speed of vehicles through the area, especially where pedestrians were walking on the road to connect with

the Upper Green Lake Trail. After discussion it was agreed that signs should be placed at either end warning that pedestrians and vehicles shared that section of road.

Concern was expressed about the frequency of the snowplowing and also about the damage to the green concrete retaining wall at Trappers Way. Gordon and Angela Reeves explained that in a big snow year it was necessary for the plow company to go out after large storms to clean up the area and some areas of Trappers received significantly more snow than other areas. They said that wind blown snow had also caused problems in some areas but said that JCI had done a good job of keeping the roads open.

Angela Reeves explained that Gordon Reeves had been driving the Trappers roads and placing polite notices on vehicles and taking license plates of those illegally parked. Although they had not had to tow any repeat offenders there appeared to be a steady supply of new vehicles that did not belong to owners or owner's guests. At the request of the Board, Crested Butte Printing had prepared warning signs to be placed on vehicles that were not displaying an owner's sticker or a guest pass. She said the warning signs were similar to those used by the ski area and would be stuck to the window and a little difficult to remove. She encouraged owners to clearly display a sign on their vehicle showing that they were Trappers owners or advising their guests to do the same. Angela said Crested Butte Printing would have the owners stickers ready in the next few days and two would be sent to each owner with the August invoices. The license plate number of the vehicle could be written on the sticker and it should be placed in the upper left corner of the windshield.

Angela said Senate Bill 100 had been introduced in January 2006 and was amended in May 2006 and further amendments could be expected. She said the amendments in May were to the benefit of the Association and did lessen the reporting and accounting expenses of the Association.

Angela said there were three vacancies on the Board and three people had put their names forward. She said Roy Bliss of TCCB was willing to continue on the Board for an additional term. Mary Allen of TCW and Rosie Gebhart of TCS had both agreed to put their names forward for election. There were no additional names put forward and Pam Nichols made a motion to elect the three owners to the Board. Jeff Hermanson seconded the motion and it was unanimously approved.

Angela said Trappers Crossing at Wildcat had substantially reduced its reserves during the winter months and it was necessary to increase the dues to \$2,000 per year, per lot. She said Trappers Crossing South would continue at \$2,000 although a special assessment would be necessary for additional road base to Journey's End Road. She said that owners of Heights lots had been asked to contribute to the road repair and so far 3 owners had responded and paid between \$750 and \$2,000 towards the road repair. The exact amount of the special assessment would not be known until later in the summer and the work would either be completed in the Fall or early Spring. Angela said the dues for Trappers Crossing at Crested Butte would remain at \$1,300 for the next year as they had additional money in reserve. Wayne Collins made a motion to approve the 2006/07

Budget as distributed. Tem McElroy seconded the motion and it was unanimously approved.

Angela said there had been serious problems with the dumpster at Riverland and both Gears who supplied the location for the dumpster and Waste Management wanted the dumpster removed. Angela explained that from September 1, 2006 owners would have to take their garbage directly to the new Waste Management depot at Riverland. She said someone would be there Monday – Friday between 8:00 and 4:00 and owners would be charged per bag and invoiced monthly. Bill Abraham said that owners had previously taken their garbage directly to Waste Management and the private dumpster had only been provided after Waste Management temporarily moved their offices to Gunnison.

It was agreed the 2007 annual meeting would be held on Art's Fair Weekend but the venue was yet to be decided.

There being no additional business, the meeting adjourned.

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Angela Reeves, Association Manager