

**MINUTES OF THE ANNUAL MEETING
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
AUGUST 5, 2007**

The Annual Meeting of Trappers Crossing at Crested Butte Association was held at the home of John and Debbie Montford on August 5, 2007 at 4:00 p.m. The meeting was called to order by Gordon Reeves, Manager and Angela Reeves thanked John and Debbie for hosting the event. Angela said notice of the meeting was mailed on June 27, 2007 and 52 owners (65%) either present in person or by proxy represented a quorum.

Reading and Approval of Minutes. A motion was made by Roger Collins to approve the August 6, 2006 Annual Meeting Minutes as distributed. The motion was seconded by Tom Atkinson and unanimously approved.

Reports of Officers and Committees. Angela said Dave Casey of the State Forest Service had attended the meeting the previous year and was still the person to contact if owners needed advice about the health of trees on their lots. Angela explained that Wildfire Defense Services and Fire Ready were two of the local companies which had conducted tree thinning and cutting in the area.

Angela explained that she would give an update on several issues which were still in the process of being worked through. She said the Board had continued to meet with the Nordic Center to discuss trail easements and that the meetings had expanded to include the Crested Butte Land Trust and Town staff and Town Council. Angela explained that the various entities had a wish list identifying future trails but that individual Trappers owners would have to give approval for trails to cross their land. She said there were tax benefits available to participating owners and that the Crested Butte Land Trust would acquire trail easements as owners agreed but that it would probably take several years for the Land Trust to be able to link the parcels together to make a trail.

Angela said that discussion of trails at Trappers Crossing South had led to discussion of the Town sharing the cost of maintaining Journeys End Road. Although the cost of road maintenance was only \$3,600 per year as yet no agreement had been made with the Town or the parties interested in trails as they were all looking for additional concessions from Trappers in exchange for the money. Angela said discussions would continue and she would report back.

Angela said that another part of the discussions with the Nordic Center, Crested Butte Land Trust and Town staff and Town Council had been about trespassing on Trappers land. She said the trespassing had taken several different forms but affected Wildcat, Trappers Crossing at Crested Butte and Trappers Crossing South on both roads and private land. She said a significant amount of signage was already installed but people were ignoring the signs. Angela said the police had charged three individuals for separate trespassing incidents and they had encouraged the association to install gates as they did not have the manpower to respond to every trespassing incident.

Angela said the Board had discussed the issue of installing gates and while some board members felt they were essential, others were opposed and some were undecided on the issue. It was decided to obtain opinions from all owners by including a section on the annual meeting proxy. The responses received in the mail, prior to the meeting, were as follows:

- 28 owners in favor of gates
- 11 owners against gates
- 5 owners undecided and require additional information

After a long discussion it was agreed that once additional information was obtained about gates, locations and costs, a letter would be sent to all owners requesting them to once again express their support or opposition to entry gates. Responses would be considered by location so that some parts of Trappers could have an entry gate but another area would not.

Angela said the 2007/08 budget had been circulated with the annual meeting notice together with actual expenses for the previous year. She said dues would remain at the same level for another year. Angela explained that Weed Management had been added to the budget as a line item and they had employed weed pullers for the past three weeks. She said they had focused on the Chamomile Daisies this year and although there were some weeds left, there was no more money. She said that Weed Management would have to remain on the budget for several years. Roger Collins made the motion to approve the 2007/08 budget. Dick Allen seconded the motion and it was unanimously approved.

Angela explained that the road maintenance and snow plowing contract had been awarded to Lacy Construction and in May they had completed the road maintenance and application of magnesium chloride. Gordon asked that owners wanting their driveways plowed by Lacy Construction contact Lacy Construction direct to set up a contract.

Angela said there had been a lot of talk in the community and the local paper about the local mine. Angela distributed paperwork from High Country Citizens Alliance and said that Clyde Gillespie, a spokesperson for the mining company, held regular weekly meetings in Town if any owners wanted to hear a different slant on the issue. Tina Bishop said Trappers owners and property values would be impacted by the mine and encouraged owners and the Board to organize opposition against the mine and hire experts to represent the interests of owners. Bobby Nichols made the motion that the Board should contact local people and entities to gather information about the mine and report back to owners in 90 days with a proposal of the cost and possible form that the opposition would take. Tom Atkinson seconded the motion and it was unanimously approved. Tina Bishop, Mike Cowling and David Miller offered to assist the Board.

Angela said there were four vacancies on the Board and four people had put their names forward. As there were no additional names put forward Wayne Collins made a motion to elect the four owners to the Board. Pam Nichols seconded the motion and it was unanimously approved.

Gordon said he had received a request for illumination at the Wildcat Trail sign. It was agreed that as there might be some local opposition to lights, the Board agreed to discuss the issue at its next meeting.

There being no additional business, the meeting adjourned.

Angela Reeves, Association Manager