

**MINUTES OF THE ANNUAL MEETING
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
AUGUST 3, 2008**

The Annual Meeting of Trappers Crossing at Crested Butte Association was held at the home of Bobby and Pam Nichols on August 3, 2008 at 4:00 p.m. The meeting was called to order by Gordon Reeves, Manager and Gordon thanked Bobby and Pam for hosting the event for a second time. Angela said notice of the meeting was mailed on June 13, 2008 and 53 owners (66%) either present in person or by proxy represented a quorum.

Reading and Approval of Minutes. A motion was made by Joel Benisch to approve the August 5, 2007 Annual Meeting Minutes as distributed. The motion was seconded by Mike Ribaldo and unanimously approved.

Reports of Officers and Committees. Angela Reeves, Manager, said the enormous snow year continued to be the topic of conversation around town and would probably continue to be discussed for a long time. She said snow clearing had seriously depleted the association's reserves and although road maintenance had been completed on all roads, Wildcat could not pay Lacy Construction for the work and would have to wait until dues payments were received. Angela said that once the Town lot owners had repaid their share of \$5,637 for snow clearing, Journey's End Road (Trappers Crossing South) would complete the winter under budget for snow clearing.

Angela said road maintenance for all three areas was just within budget despite the high cost of magnesium chloride, extra road base and the use of a water truck because of lack of rain.

Angela explained that trespassing continued to be a problem and the Board had introduced road patrols in January in effort to stop skiers and boarders trespassing on Trappers Crossing property. She said a log was kept of vehicles turned away and if it was assumed that each vehicle carried two skiers, more than 90 skiers were turned away between January and April. She said two people per vehicle was a very low estimate and the number of skiers turned away was probably at least double that number. Angela said the patrol was continuing three days a week during the summer and it was averaging one vehicle per day being asked to leave. She said there were less vehicles parking at the Green Lake trail mid point and it appeared as if the message was getting out that roads within Trappers Crossing were private roads.

Angela said weed pulling expenses would probably be lower this year as three juveniles were pulling weeds as their community service for trespassing. She said one had already completed his twenty hours but the other two were less than half way through. Angela explained the adult arrested for trespassing had accepted a plea deal from the District Attorney and would be completing 24 hours of community service, paying a fine and reimbursing Trappers Crossing for the cost of patrol on the day he was arrested.

Angela explained rising costs and the issues mentioned above made it impossible to continue without a dues increase. Despite the large increase Trappers Crossing is still one of the least expensive 35 acre subdivisions in the valley despite receiving more snow than any other subdivision in the valley. No special assessments had been made during the winter to help with snow clearing costs (as many other associations had done) and consequently the reserves were seriously depleted. The biggest increase was in Trappers Crossing at Crested Butte but their dues had remained at \$1,300 for three years and an additional road for snow clearing and maintenance had been added in 2007. Roy Bliss made a motion to approve the 2008/09 budget as distributed. Tom Atkinson seconded the motion and it was unanimously approved.

David Charnack expressed concern that construction traffic on Wildcat was travelling too fast on the roads and was causing washboard on the surface of the road. Angela said a non-refundable \$2,500 payment was collected by the association from an owner prior to construction commencing and that money was to offset road damage. Angela said the board would consider increasing that non-refundable payment at their next meeting. David Charnack asked if Lacy Construction would be held liable for the trees damaged by the edge of the road during the winter snow clearing. Angela explained that damage to the trees was unfortunate but expected during such a big snow year when snow banks had to be continually pushed back. Angela said the board would consider the option of hiring one of the local fire safety companies to inspect the trees and possibly remove any that appeared to be dangerous.

Angela said Mike Ribaldo of Trappers Crossing South was willing to continue for an additional term on the board. As no other names were put forward, the appointment of Mike Ribaldo for an additional term was unanimously approved.

Angela said Keith Bauer of the Crested Butte Nordic Center and Bill Ronai and Dennis Hall of the Red Lady Coalition would be making short presentations.

Keith said the Nordic Center was continuing to work on containing the trail system at Trappers Crossing South within existing easements. He said the Nordic Center had been working with the Dosters at Trappers Crossing South to reduce the trespassing problem on their lot. He acknowledged that trespassing was a problem and said the Nordic Center was working hard to spread the word and bring people back onto the established trails. Keith explained the Nordic Center hoped to introduce a trail from Kebler Pass, across Coal Creek and along the ditch trail to connect with the trails at the Town Ranch. During the summer months the trail would be for hiking and biking.

Keith said the Nordic Center worked closely with the Crested Butte Land Trust who held the trail easements and Jeff Hermanson thanked everybody for their support of the Land Trust.

Bill Ronai and Dennis Hall introduced themselves and explained the Red Lady Coalition (RLC) was formed 8 months ago in an attempt to stop the Lucky Jack Mine. Bill explained the RLC was working with High Country Citizens Alliance (HCCA) and both

groups were fighting the mine but approaching the issue from different angles. Both Bill and Dennis stressed that the Trappers Crossing subdivision was the closest residential area to the mine and the subdivision would be impacted by a mine. Bill and Dennis explained the mine would be clearly visible from many Trappers lots and noise from the mine would be clearly heard. However, they stressed a major concern would be contamination of wells within Trappers Crossing. A map was distributed showing the Trappers boundary and the 250 acres of patented mining rights and the additional 550 acres claimed by US Energy. Bill said the RLC wanted to raise \$90,000 this year to fund a national and international financial education campaign. By placing articles in the financial press around the world they hoped to deter potential partners from investing in the mine.

Bill said RLC hoped to be able to remove the threat of a mine completely, and not just solve the problem for the short term. Bill explained there was a water treatment plant for the Keystone Mine which was costing US Energy between \$1M to \$1.5M a year to operate. Prior to March, 2008 US Energy had an operating partner, Kobex, but since Kobex had pulled out all of the costs were being paid by US Energy who, Bill said, did have the funds to continue operating the water treatment plant for some time.

David Miller asked if the Board should consider contributing a large sum of money towards RLC as Trappers Crossing owners would all be impacted by the mine. Discussion followed on the benefits of the association contributing money against the benefits of individuals contributing directly to RLC. It was agreed that Bill Ronai would write a letter to Trappers owners and also distribute the map shown at the meeting. The Board asked that a short cover sheet supporting RLC and asking for contributions to be made to RLC be prepared to accompany the RLC letter. The letters would be mailed with the August 15, 2008 invoices.

There being no additional business, the meeting adjourned.

Angela Reeves, Association Manager