

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES OF SPECIAL MEETING  
JUNE 30, 2005**

The Board of Directors met on June 30, 2005, at Jim Gebhart's office. Those in attendance were Directors Jim Gebhart, Bill Abraham, Sally Kelley, Roy Bliss, Jeff Neumann, and Mike Ribaud. Bill and Tammie Mog were also in attendance. Director Tom Atkinson was unable to attend.

President Bliss called the meeting to order, and gave proof of notice. The minutes of the Special Board Meeting of August 4, 2004, were approved on a motion by Mike Ribaud, seconded by Sally Kelley.

It was noted by Jim Gebhart that he received State Regulations for Homeowner Boards from the state of Colorado. These state issued regulations will need to be put into effect by the Board in the future. These regulations will be discussed at the Annual Homeowner's meeting.

Jim Gebhart briefly gave an update on the water issue. He noted that a final decree was issued. Judge Patrick found reasonable diligence has been shown. Gebhart will email the decree from Judge Patrick to the website. The augmentation plan will be checked again in 2011. Gebhart will contact water engineer to see if the capabilities exist to release more water into the pond with larger pipes and to see how much water we are entitled to hold over the next seven years.

Jeff Neumann stated that the Woods Walk trail signs were being made and will be installed upon completion. Jeff Neumann is also drafting a letter to the bike shops and Mountain Bike Association explaining that only the Lower Loop, Peanut Lake and Green Lake trails are not trespassing. Discussion was had whether or not to send letter to the newspaper as well. It was decided not to since it could open a "can of worms". Jeff spoke with Don Cook of the Mountain Bike Association to let people know. He agreed. Having signage at the bottom of Trappers Way and Wildcat stating "no biking, no hunting, no parking, no hiking, etc" might be a good idea. It was also stated that Trappers homeowners need to be reminded to protect their own property rights, and take the steps necessary to hide the trails that might go through their property.

Jim Gebhart gave an update on the Green Lake Trail. He spoke to Gilley of the Town of Crested Butte about the "downed" signs. Gilley agreed to have someone fix them. Jim also mentioned to Gilley that since the trail officially begins at the Nordic Center, that the town should scrape the road and put roadbase down on the path to the Green Lake Trail because at this time, it is not suitable for hiking or biking. Also, there are several places on the Green Lake Trail that are extremely muddy and need to be covered over by rocks. Jim will follow up with Gilley.

The next order of business was approvals for the Maxsenti, Stellberger and McDermand residences. This brought up the topic of who follows up on the contingencies on the approval letters. Mike Ribauda mentioned that we have the architect follow up after the approval. Roy Bliss mentioned having the homeowner submit a picture in order for the Board to approve. After much discussion, it was decided that a sentence should be added to the approval letter stating that the Board of Directors will review each house to assure compliance at completion of the home, and that failure to do so could result in the owner having to redo and/or remove what is not in compliance. This led to a discussion regarding the \$250 Review Fee. Many directors did not think this was enough, based on the damage to the roads by construction vehicles, etc. A Motion was made by Mike Ribauda that starting September 1, 2006, a \$2,500 Impact Fee will be charged, in addition to the \$250 Review Fee on any and all approvals. Any project seeking approval after 8/31/06 will be subject to the Impact Fee. All approvals prior to 9/1/06 will still be subject to the \$250 Review Fee. Motion was unanimously approved.

The issue of dead trees not being removed from properties in a reasonable amount of time had been brought up. Association manager will send a letter to the Bishops on Lot TCWIII7 and the Gerards on Lot TCWIII1 regarding the dead trees. These trees are a fire hazard.

Jim Gebhart brought up the issue of Wildcat owners considering hiring engineers to reconfigure the road where avalanche is possible by the bridge. Jim mentioned the big slide in 94-95, the minor avalanche 4 years ago and now the big one this winter, that owners should get a study done on the feasibility of moving the road. Jim Gebhart made a motion that TWC owners initiate a study to examine alternate routes around the avalanche area. The Board of Directors have authorized the study, and will report back to Wildcat owners with the recommendations. At that point, owners will need to meet and decide how to proceed based upon the study. Motion was seconded and unanimously approved. Jim Gebhart will follow up with calls to engineers for estimates on the study.

Chip and seal was the next topic of discussion. Gebhart is doing his driveway and invited everyone to check it out. A paving representative will be present at the annual meeting to answer questions regarding the aesthetics, future maintenance, cost, etc.

Jim Morissey of the Forest Service contacted Jeff Neumann about attending the annual meeting to discuss the proposed bike trail from Crested Butte to Redstone. It was agreed that he should not come to the meeting and should only address the individual lot owners who might be effected by this trail.


A comment was made that the white-colored "LOT NUMBER" signs at certain properties were unattractive, and it was suggested that owners use more appealing signs.

Bill Abraham presented the proposed budget for 2005-06, which will be presented for approval at the annual membership meeting on August 7th. Bill reviewed the actual expenses for the period June 1, 2004, through May 31, 2005. It was decided for dues to

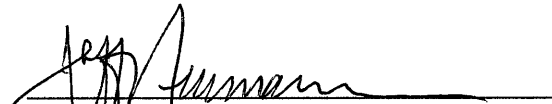
remain at \$1300 per lot for Trappers Crossing Crested Butte and Trappers Crossing Wildcat. Trappers Crossing South dues are proposed to be raised to \$2,000 since they need to build up some reserves. A motion was made to approve the budget and unanimously approved.

A Special Board Meeting will be held on Monday, August 8<sup>th</sup> at 7:30 a.m.

This concluded the business of the regular meeting, after which the Board went into Executive Session to discuss association management.

  
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Tamara Mog, Association Manager

APPROVED:

  
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Jeff Neumann, Secretary