

**TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
MAY 15, 2008**

The Board of Directors of Trappers Crossing at Crested Butte Association met on May 15, 2008 at 42 Stream View Lane, Crested Butte, CO 81224. Those present were Lynn McDermand and David Gross. The following people participated by phone, Mary Allen, Tom Atkinson and Mike Ribaud. Managers, Gordon and Angela Reeves were also present.

Angela called the meeting to order at 3:15 p.m.

Lynn made a motion to approve the October 15, 2007 minutes as distributed. David seconded the motion and it was unanimously approved.

Angela had distributed prior to the meeting a financial report showing actual expenses at 4/20/08 and a draft 2008/09 budget. Angela said due to the large amount of snow received during the winter the snow plowing was over budget and it would be necessary to once again build up the reserves in the association. She said the weed management program had started in 2007 and the board had voted by email to increase the amount of money spent on weed pulling. Also, the board had voted by email in favor of introducing a trial period of road patrol in an attempt to deter trespassers. Both these items had further reduced the reserve. Angela said Wildcat had approximately \$10,000 in the bank and TCCB had approximately \$32,000 which meant they had dipped into the funds being held from the developer for road maintenance. Angela explained foreclosure had been started on a Wildcat lot for unpaid dues so there would be approximately \$10,000 going into that account in the future.

Angela had distributed prior to the meeting a patrol report listing the vehicles turned away from Wildcat and TCCB. Lynn said that if you assumed two people per vehicle there had been 90 people turned away during the three months. She said two people per vehicle was low and there were probably four or more people in each vehicle. Tom asked if the board should be considering gates as the patrol had already cost \$6,000. Mike asked that a detailed letter be sent to owners with the annual meeting documents explaining the cost of patrol and the cost of gates. After a long discussion Tom made the motion to approve patrol for 3 months, 3 days a week, during the summer. Mike seconded the motion and it was approved by Lynn and David. Lynn made a motion to approve patrol for 3 months, 3 days a week, during the winter. David seconded the motion and it was approved by Tom and Mike. Mary abstained from the vote.

Angela said the ski area was reporting 424 inches of snow for the 2007/08 season which was more than double the previous season. It was generally agreed that Trappers Crossing received considerably more snow than the ski area and that it was an extremely difficult and expensive season to plow the roads. Angela said Lacy Construction had dedicated 7 machines to Trappers and on some of the heavier days had 8. After a long discussion it was agreed that Lacy Construction would be given another one year trial period to do the summer and winter maintenance. At the end of the year the performance and cost would be reviewed and new bids would be obtained if necessary.

Angela said an owner at Trappers Crossing South had requested additional private road, no trespassing signs on Journeys End road. The signs would be placed at the entrance of the road and by the Green Lake Trail parking area. Concern was expressed about additional signage and after discussion it was agreed that Angela should prepare the design of the signs and email them to the Board for approval. Angela said an owner had requested illumination of the Wildcat Trail sign. After discussion it was agreed that it was not necessary to illuminate the sign but the reflectors, damaged during the winter, should be replaced. As the sign was damaged during the winter it was agreed that it should be replaced with a slightly larger sign.

It was unanimously agreed to continue with the expanded weed management program during the summer. There would be 60 hours of weed pulling provided by the three boys arrested for trespassing and they would complete that work during weekends in July and would be supervised by Gordon and Angela.

After a short discussion Mike made a motion to approve the 2008-09 draft Budget. Tom seconded the motion and it was unanimously approved.

Angela agreed to contact owners to obtain a venue for the August 3, 2008 Annual Meeting.

Mike said he was willing to run for re-election and it was agreed that it was helpful to have continuity on the board.

Angela said 13 owners had contributed money to HCCA to fight the mine. She said Kobex had pulled out of the mine but US Energy were looking for a new partner. It was agreed that although the proposal for the mine has been delayed by this change, the threat of reopening the mine was still present.

David said the Town attorney, John Belkin, had confirmed that construction projects at Trappers Crossing lots which were within the watershed would be considered a minor impact project and the review process would be considerably easier than first anticipated. There would be additional requirements for the leach field/septic system and annual monitoring of the system.

Angela said the Tillerys had submitted revised plans for a barn on their lot. She explained the previous plans had been approved in September, 2007 but the new plans were for a smaller barn and some intricate design aspects had been removed. The plans were unanimously approved and Angela agreed to write to the architect.

The meeting adjourned at 5:15 p.m.

Angela H. Reeves, Association Manager