

TRAPPERS CROSSING AT CRESTED BUTTE NEWSLETTER

ISSUE No. 8

June 2, 2005

**ANNUAL MEETING:** The 2005 annual meeting is set for Sunday, August 7 2005, at 4:00pm at the home of Terry and Sally Kelley at 4980 Wildcat Trail, put it on you calendar now so you won't forget. This is **Arts Fair** weekend and we hope the greatest number of owners will be in town and will attend this meeting. Wine, beer and appetizers will be provided so don't miss this opportunity to meet and greet your fellow Trappers Crossing owners and neighbors, and learn what is going on with the association and around the Crested Butte valley.

**DIRECTORS:** We have 1 director position open this year with the expiration of the term for Mike Ribaud. If you are interested in being on the board of directors for TRAPPERS CROSSING please let someone on the board know, or call or email Bill or Tammie Mog.

**Fire Issues/defensive space:** FIRE continues to be a problem but we have discussed it at the last four annual meetings so we will not go over it again in this letter but **Remember** there is a fine of \$5,000 for burning debris, construction or otherwise on your property.

**Trails:** We continue to have problems with people misusing the trails through Trappers Crossing properties. The only 'public' trails in Trappers are the Green Lake Trail in Wildcat and the Woods Walk/Peanut Lake Trail in Trappers CB. However, hikers and bikers continue to use other non-authorized trails on our property. If we don't try to stop such usage, someday the users could try to claim "prescriptive easements", for having used them for a continuous period. Owners with such trails on their properties should be concerned. Any ideas as to how to prevent hikers and bikers from misusing the trails are welcome.

**Avalanches:** TCW needs to discuss their road as it relates to avalanche danger and/or inconvenience since last year their road was blocked for several days by an avalanche.

**Trappers Crossing South Dues:** It has been suggested that TCS increase their dues to \$2,000 per year since they are constantly on the brink of insolvency and this would give them a cushion of working capital.

**Wetlands issues:** A 404 Permit was issued for Trappers Crossing on August 12, 2002 and that permit no. is 200075450. Ron Spence agreed to construct and pay for the required mitigation under the permit. Sue Nall with the Army Corps of Engineers is responsible for annual monitoring of the Mitigation Plan. Some unfinished work remains on the Bishop's lot 7.

**Water rights and issues:** Judge Patrick has issued a final decree regarding the Association's water rights in regard to the Trappers Springs 1-8, Bench Ditch and Bench Pond. In addition the court has made 2.0 c.f.s. through the Bench Ditch absolute for filling the Bench Pond and 9.6 acre feet in the Bench Pond absolute for recreation. Our next date for diligence will be April, 2011. The Association should keep records of all efforts made to protect and perfect these rights over the next six years (e.g., receipts for legal or engineering, plans, et cetera). This should mark the final round in a long process of discovery, engineering and legal work to finalize what we have and secure it legally. In the future the Association will have to make a decision whether to lease Blue Mesa water for protection against down stream calls. Blue Mesa water could be used to allow TC to keep the Bench Pond full later into the year, regardless of augmentation demands (otherwise, evaporation would technically draw down the pond level during any period of call, even if the call is from Montrose/Delta/GJ, etc., areas which could be covered by Blue Mesa releases).

**Road system:** We have been looking into the possibility of putting 'chip and seal' on our main roads (check out chip-and-seal at <http://www.sealcoincorporated.com/chip%20seal.htm/>). Chip and seal is what was used to extend the Kebler Pass road to the Wildcat turn off a couple of years ago. It will be a major expense up front but will save a considerable amount of ongoing costs in doing Mag Chloride and grading every spring and in snow plowing costs. We will have some more discussion at the board meeting but be thinking about this issue so the board of directors can get some sort of feeling from the owners as to how they want to proceed. Attached are some materials regarding chip-and -seal and the related costs and expense savings.

**Web site:** Check out your web site at <http://www.trapperscrossing.org/> there will be more information about chip-and-seal as well as more information on many of the issues in this news letter that were too voluminous to include here. We would like you input on the web site what do you want included?

See you at the annual meeting,  
Roy Bliss President.

**Your Board of Directors for the Trappers Crossing Homeowners  
Association**

Roy Bliss (roy@roybliss.com), Jim Gebhart, Jeff Neumann, Mike Ribaldo,  
Tom Atkinson, Sally Kelley, Bill Abraham

**Managers:**

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