

TRAPPERS CROSSING AT DURANGO HOMEOWNERS ASSOCIATION

Board of Directors Meeting

September 17, 2026 | 4:00 p.m. – 5:30 p.m.
Via Google Meet

Join: meet.google.com/krq-unuy-mjo
Phone: (US) +1 575-616-2516 PIN: 452 780 267#

Agenda

Call to Order, Opening Remarks, Minutes, and Financial Report

- Call to Order and Establish Quorum
- Review and Approval of [Minutes 05-21-26](#) — Vote
- Public Participation (2 minutes; advance request requested)
- [Financial Report – YTD August 2026](#) — Vote

New Business

- Conservancy Update

Ongoing Business

- Follow-up from May 21, 2026: Amendment Nos. 2 & 3 and Reserve Policy #9

Committee reports: 5 minutes each. Meeting under Policy #4. Only the Board votes.

Agenda — Committee Reports

1. ARC Committee
2. Conservancy & Open Space
3. Noxious Weed Committee
4. Fire Preparation & Prevention

5. Road Committee — Gravel
6. Road Committee — Hard Surface
7. Road Safety Committee
8. Welcome Committee

Documents for Review

EasyHOA > Board Business > BOD Meetings > 2026 > September 17, 2026 Board Meeting

Linked in the meeting folder

- [May 21, 2026 Meeting Minutes](#)
- [August 2026 Treasurer's Report](#)
- [August 31, 2026 YTD Balance Sheet](#)
- [August 31, 2026 YTD Profit & Loss](#)
- [August 31, 2026 Budget vs Actual](#)
- Recorded documents as posted ([Amendment No. 2](#), [Amendment No. 3](#), and [Policy #9 Reserves.](#))
- [Example Reserve Study](#) (working example for Policy #9 implementation; not the policy itself)
- [*Charters provided by Committees \(ARC, A&G, Conservancy, Fire Mitigation, Noxious Weeds, Paved Roads, Welcome\)*](#)

Trappers Crossing at Durango HOA

August 31, 2026 | Year-to-Date

Prepared by Tim Fargo, Treasurer.

Figures from the EasyHOA Balance Sheet, P&L, and Budget vs Actual,
reconciled to the Bank of Colorado August statement.

Financial Performance — YTD August 2026

Category	Amount
General Operations Assessments	\$34,400.00
Road Maintenance Assessments	\$144,876.27
Late Fees / Interest / Fee Income	\$1,197.45
Total Income	\$180,473.72
YTD General Operating Expenses	\$14,325.56
YTD Road Operating Expenses	\$84,674.26
Payment Processing Fees	\$834.52
Total Expense	\$99,834.34
Net Income	\$80,639.38

Budget vs Actual — General Operating \$34,400

Line	Annual Budget	YTD Actual	% Used	Remaining
Fees and Permits	\$93.00	\$88.15	95%	\$4.85
Fire Mitigation	\$500.00	\$0.00	0%	\$500.00
Insurance	\$2,596.00	\$2,256.00	87%	\$340.00
Legal Fees	\$5,000.00	\$4,720.00	94%	\$280.00
Mailbox Replacement	\$400.00	\$0.00	0%	\$400.00
Meetings	\$350.00	\$489.75	140%	(\$139.75)
Postage and Delivery	\$25.00	\$55.60	222%	(\$30.60)
Snow Removal	\$14,000.00	\$600.00	4%	\$13,400.00
Tax Expense	\$100.00	\$0.00	0%	\$100.00
Website	\$6,086.00	\$3,903.71	64%	\$2,182.29
Weed Control	\$5,000.00	\$2,212.35	44%	\$2,787.65
Welcome Committee	\$249.96	\$0.00	0%	\$249.96
Total Gen Ops	\$34,400.00	\$14,325.56	42%	\$20,074.44

Budget vs Actual — Road Operating

\$129,851

Line	Annual Budget	YTD Actual	% Used	Remaining
Heritage	\$9,289	\$1,387.50	15%	\$7,901.50
LDVR	\$1,498	\$0.00	0%	\$1,498
Thunderbird	\$9,489	\$0.00	0%	\$9,489
Wildcat	\$2,997	\$0.00	0%	\$2,997
Wildcat Spur	\$949	\$0.00	0%	\$949
Consolidated Subtotal	\$24,222	\$1,387.50	6%	\$22,834.50
Upper Deer Valley	\$101,850	\$83,286.76	82%	\$18,563.24
Powderhorn	\$388	\$0.00	0%	\$388
Rendezvous	\$1,003	\$0.00	0%	\$1,003
Road Safety	\$2,000	\$0.00	0%	\$2,000
Wildcat Extension	\$388	\$0.00	0%	\$388
Total Road Operating	\$129,851	\$84,674.26	65%	\$45,176.74

Balance Sheet — August 31, 2026

Account	Aug 31, 2026
x7987 General Operating	\$20,074.44
x8011 General Operating Reserves	\$54,757.39
x5239 Road Operating / Maintenance	\$45,176.74
x5012 Long-Term Road Reserves	\$100,310.74
Total Cash Bank	\$220,319.31
A/R – UDVR road repair reimbursement	\$1,472.80
General Operating A/R	(\$400.00)
Road Reserve A/R	\$404.16
Total A/R	\$1,476.96
Total Assets	\$221,796.27

Fund Accounting Reconciliation

	Gen Ops x7987	Road Ops x5239
2026 Annual Budget	\$34,400.00	\$129,851.00
YTD Expenses	\$14,325.56	\$84,674.26
Target = Budget – YTD	\$20,074.44	\$45,176.74
Cash Bank August 31	\$20,074.44	\$45,176.74
Difference	\$0.00	\$0.00 Match

x7987 and x5239 equal Budget less YTD expenses. Gen Ops YTD includes Golden & Landeryou check 1051 (\$849.25), cleared August 31.

Treasurer's Summary

- Operating cash matches fund accounting: x7987 \$20,074.44 and x5239 \$45,176.74.
- Gen Ops is 42% spent with 67% of the year elapsed.
- Snow Removal is the largest unused Gen Ops line (\$13,400 remaining).
- Road Operating is 65% spent. UDVR is 82% of its \$101,850 budget; \$18K remaining provides room to move work items deferred to 2027 back into 2026 budget plan.
- Assessments invoiced: Gen Ops \$34,400 (100%); Road \$144,876.27 (100%); As of August, final assessment deposits and CC MerchPayouts of \$4,016.34 were transferred to Road Reserves x5012.
- A/R includes \$1,472.80 for road repair reimbursement by unit.
- Legal Fees \$4,720.00 YTD (94% of \$5,000). \$5,095.50 is chargeable under the developer agreement, has been remitted, and will be recognized in September.

Vote requested

Accept the August 31, 2026 YTD Financial Report.

Questions from the Board before the vote.

Ongoing Business — Follow-up from May 21

Amendment Nos. 2 & 3

[Amendment No. 3](#) passed May 21: 67 Yes of 76 ballots; 88.4% participation. Recordation complete. [Amendment No. 2](#) recorded. Legal coverage for all related legal fees: \$5,095.50 through August has been remitted by Phase 7 ownership.

Reserve Policy #9

[Policy #9](#) was presented May 21 and passed unanimously by Board vote, and recorded. Reserve balances are disclosed with this financial package and reserve-related physical, financial investment planning will be reviewed and discussed in November during Budget Planning sessions. Working example: [Reserve Study](#).

New Business — Conservancy Update

Conservancy & Open Space Committee report.

Committee chair / liaison to present current status,
LPOSC coordination, and any Board action requested.

Paved Road Committee — Update

From the Paved Road Committee Charter, §7.

Role	Name	Road / home location	Contact
Board Liaison	Larry Harris	Heritage	secretary@trapperscrossingdurango.com (970) 259-1472
Chair / Snow POC	Carl Lindeman	Heritage	lindemancr@gmail.com (303) 501-7766
Co-Chair / Snow POC	Mark Rhoades	Wildcat Trail	—
Member / Snow advisor	Jack Graves	Thunderbird	—
Member	Stephen Rodzevik	Rendezvous (w/ Katherine Horton helping and Nick Nallick as Snow Removal POC)	—
Member / Snow POC	Joseph Donnaway	Thunderbird	—

John Burgess chairs the coordinating Gravel Road Committee, not this roster. Charter notes 5 of 5 members approved the draft.

Road Committee — Hard Surface / Paved

1. Grading & drainage

Paved-road grading and drainage corrections are scheduled for mid-October. Areas drainage required identified by Sunnyside Gravel.

2. Vegetation spraying

Spot-spraying schedule set tomorrow after the 4CWC site visit, committee discussion, and recommendation.

3. Heritage culverts

H3 / H5 / H6 cleanout. SET memo Sept. 7. Agency letters sent. Target dry window ~Oct. 31+/- . H3 repairs under review and consideration.

4. Thunderbird

Longitudinal and other road cracks being identified, categorized and estimated for maint. Drainage maint. Field review and member discussions first; and recommendations. Not a funding request tonight.

Paved Roads — 2026 Budget vs Year-End Forecast

Consolidated plan \$24,222. YE forecast \$29,494.50 — \$5,272.50 over plan (drainage +\$1,433; Heritage studies + cleanout +\$3,839.50). Rendezvous \$1,003 on plan.

Item	2026 Plan	YTD 9/17	YE Forecast	Var.
Shoulder blading / ditch	\$7,175	\$0	\$7,175	\$0
Drainage repairs	\$4,517	\$0	\$5,950	\$1,433
Mag-chloride — Consolidated (WC Spur grading)	\$965	\$0	\$965	\$0
Vegetation / spot spraying	\$2,065	\$0	\$2,065	\$0
Heritage culverts H3 / H5 / H6 (*base bid under plan by \$110)	*\$9,500	\$3,949.50	\$13,339.50	\$3,839.50
Total Consolidated operating	\$24,222	\$3,949.50	\$29,495	\$5,272.50
Rendezvous mag + blade / spray	\$1,003	\$0	\$1,003	\$0
Total Rendezvous operating	\$1,003	\$0	\$1,003	\$0

Paved Roads — Unplanned Work and Pre-Winter Priorities: Near-Term Special Session

BOD Required to Discuss & Vote

Unplanned / added item	Quoted / est.	Status	Funding path
Tbird keyway / edge fill & compaction (365 #1099)	\$10,597	Quoted	Reserves likely; not in \$24,222 plan
Heritage fuel surcharge + spoils haul (365 #1097)	\$1,604	Quoted	Add to H3/H5/H6 package if agencies require haul
975 Thunderbird bar ditch — HOA 50% share	\$825	Quoted	Owners share \$825; HOA covers overruns
H3 double-barrel culvert repair (evaluation)	\$10,000–\$15,000	Near-term	Outside cleanout plan; reserve-level item
Tbird 170'×10' + 419'×10' leveling and ~500' crack / hot-rubber fill	~\$30,000	Est. incoming	Pre-winter safety priority; cost rises if deferred

Math: Planned Consolidated work is \$5,272.50 over the \$24,222 plan (\$29,494.50 YE). That overrun alone uses the remaining Consolidated operating room.

Quoted unplanned items already in hand total \$13,026 (\$10,597 + \$1,604 + \$825). Add H3 double-barrel \$10K–\$15K and Thunderbird leveling / crack fill ~\$30K. Stack beyond plan is about \$53K–\$58K.

Thunderbird 170 ft and 419 ft uneven sections and ~500 ft of cracks should be treated as a critical pre-winter priority: safety risk on the travel surface, and repair cost will increase if water sits in those cracks through freeze-thaw.

Conclusion: this is not an operating trade-off inside the \$24,222 plan. After planned work books, new items require a Road Reserve draw (x5012) or a Board decision to defer. No contract until Board-approved Committee recommendation is in writing — however timing on Thunderbird surface work should not slip past fall.

- [Draft Updated Reserve Study](#)

Paved Roads — Grading, Drainage, Vegetation

1. Scheduled paved-road grading and drainage corrections

Work is scheduled for mid-October. That is the planned seasonal window for hard-surface grading and drainage corrections. Heritage H3 / H5 / H6 outlet cleanout is targeting the same ~Oct. 31 dry window, subject to agency and LPOSC confirmation.

2. Roadside vegetation — spot spraying

The spot-spraying recommendation and schedule will be determined tomorrow with the 4CWC site visit after roadside grading, followed by committee discussion and recommendations.

Heritage Culverts H3 / H5 / H6 — Path

1. Field walks measured outflow sediment at H3, H5, and H6.
2. LPOSC required a written maintenance path: original contours, no new structure, proper spoils.
3. SET engaged before July 4; July 28 walk. Spec is exemption-ready outlet cleanout.
4. SME maps Aug. 18–19: H3 = PEM wetland (Corps); H5 and H6 = seasonal R4SB channels.

Heritage Culverts H3 / H5 / H6 — Status

5. [SET memo Sept. 7](#): road open; ~30% blockage at H6; through-wall invert at H3. Clean deposited sediment only.
6. Exemption letters sent: USACE 404(f) for H3; CDPHE Reg. 87 for H5 and H6.
7. RFEs to Sunnyside and 365 Industries. Structured as haul spoils now; feather-and-reseed a potential still after agencies and LPOSC confirm relative impact of each solution (haul v feather).
8. Target dry window ~October 31.

Thunderbird — Cracking and Drainage Issue; and Uneven Road Sections

A letter documented the observed longitudinal cracking and related storm drainage overflowing road on Thunderbird was sent. And we placed the issue on the Paved Road work list. ***This is not a funding request tonight.***

Recommended path we are following

1. Field walk with committee and contractors; length and depth measures and photographs, informed adjacent residents.
2. Gathering estimates to address / correct: (a) problem source and (b) the fill, compaction, and fill anchor-trench that combined to buttress the road.
3. If 2026 road operating is used the funds will have to likely be augmented from Road Reserves.
4. Monitoring list of smaller Tbird cracks that will be initially filled. If multi-year implications on reserve planning, will scope into the Policy #9 Reserve update (Nov/Dec 2026).
5. Written recommendation and estimates pending soon to the Board.
6. Separate from the fill and drainage/bar ditch fix at 925 Thunderbird, is the (a) 170'×10' and (b) 419'×10' uneven sections of Thunderbird, and (c) 500 feet of various cracks to fill and top with hot rubber treatment (a, b & c est. is ~\$30K to address). We have estimates coming soon.

Remaining Committee Reports

ARC

Applications, approvals, and any Board items all complete. No open requests.

Noxious Weed

Four Corners work completed in August (\$2,212.35). Monitoring results, season wrap-up needs still under review.

Gravel Roads

UDVR is 82% of budget. September signage reimbursement booked. 2027 plan items may be moved into 2026. ~\$16K available after Sept invoices.

Road Safety

\$2,000 budget. Signage plans pending.

Fire Prep

Outstanding work by owners throughout community. \$500 budget unused. Seasonal preparedness. Firewise app renewal. Committee volunteers sought.

Welcome

\$249.96 budget unused. Committee members outreach to local vendors to fill Welcome Baskets producing results. Annual Meeting plans will produce great gathering.

Closing Comments & Adjournment

Comments

- We have record volunteering in the community and growing: 38 committee seats held by 30 community members, plus 3 Board members. **Thank you volunteers!**
- Mid-October thru November: Watch for announcements on paved-road maintenance projects, and 4CWC roadside spot-spraying.
- November Budget Planning Sessions with Board and committee leads
- Next Board meeting December 10, 4pm
- Board seat with 2-year plus term will be filled by September 25.
- December Elections for two Board seats; Larry Harris seeking reelection.
- Annual Membership Meeting, Wednesday, January 20, 5:30-7:30pm (Hosted by Welcome Committee)