

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY JUNE 27 2017 5:30PM MDT
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

In Attendance For The Board

**Kim Dunn
Bob Pannier
Heather Woodward
Jeff Duke
Rewk Patten**

Also In Attendance

**Rob Harper, Toad Property Management Inc.
Wouter van Tiel**

Rob Harper called the meeting to order at 5:35 pm, confirming a quorum. Bob Pannier has a change to the minutes of the meeting held on 5/16/17 (wording clarity for option 3) and makes a motion to approve the changed minutes, Jeff Duke seconds, all in favor, changed minutes approved.

New Construction Update: Discussion regarding signage, what is permitted and what isn't. Lot number S-1 has a planned drive way off Larkspur Loop, also a guest parking spot, but a Nicky Court address. Need to know the authority – the County or the Fire Department - for an address change & the procedure to follow. Bob will check with the DRC to determine what was approved for S-1. Contractor signage rules need to be clarified, separate from general signage rules.

Wouter van Tiel joins the meeting at 6:05pm. The Board has an issue with the size/scale of the contractor signage, no flyers allowed. A more professional-looking address sign needed, not a spray-painted plywood board. Wouter will make those changes and departs the meeting at 6:09pm.

Design Review Update: Discussion about hiring a third party for Design Review, a large time commitment for an all volunteer Board; looking to avoid future build problems. The current head of the DRG is going to resign after a 3-year term. Jeff makes a motion to clarify the Design Review Guidelines paragraph pertaining to new build signage; keep in conjunction with the Covenants (location, length of time allowed) to include specifics such as size of sign, builder name, address, phone number; & to evaluate hiring a third party (for a fee) for New Design Review (Kent Calvert), Bob seconds, all in favor, motion passes. Bob will author the words.

Manager's Report: Rob gave an A/R update, no complaints re: the Special Assessment. Rob read aloud an email from Dawn Howe, she states she is in the midst of drafting a letter to all homeowners to get feedback on changing the R1 lot to single family lots. She states she will follow up her homeowner letter with phone calls. Per the Water Committee, Jeff says the amount of water allotted for the original R1 lot is equivalent to 5.5 single-family homes. Rob left a voice message for Steve (road repair) to do the main crack seal costing \$4000.

Financial Report: All are aware of the shortfall in budget, but the assessment money is coming in (\$5000 in, \$8000 due).

Short Term Rental, VRBO: Kim Dunn makes a motion to formally approve the language (provide Toad with information of any/all renters and that any/all renter knows the rules & policies of Larkspur), Heather Woodward seconds, all in favor, motion approved. Rob will post the policy on the website.

Landscaping/Lake Update: A few sprinkler timers/heads not working, Luke working on them. Rewk working with Justin @ Neverending Summer for choosing/delivery/installation of moss boulders. Jeff suggests hiring Justin to move around 'other project' rocks, to move shale pieces into ditches for erosion control. Rewk will discuss with Justin. Weed barriers/gravel maintenance/noxious weed control discussion. Beautification/full landscaping plan needed. The aerators ran through the winter, the lake is healthy; Jeff will service the aerators.

New Business: Jeff looking for the plans (water systems, electrical) of Larkspur, discussion about who might have a copy. Discussion about Gary Garland vs. HOA ownership (in name) on the platting. Clarity needed on the conservation easement. Rob made the Board aware about an upcoming meeting involving proposed land development adjacent to Larkspur.

Meeting adjourned at 7:13 pm.

Rob Harper, Toad Property Management, Inc.