

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY JANUARY 16 2018 5:30PM MST  
318 ELK AVENUE SUITE 24  
CRESTED BUTTE COLORADO 81224**

**In Attendance For The Board**

**Bob Pannier  
Jeff Duke  
Kim Dunn**

**Also In Attendance**

**Rob Harper, Toad Property Management Inc.**

**Rob Harper called the meeting to order at 5:41 pm, confirming a quorum. Jeff Duke makes a motion to approve the minutes of the meeting held on 12/18/17, Bob Pannier seconds, all in favor, minutes approved.**

**Brush Creek Project Update: The sketch plan has been modified to decrease the project by 10%, but stays 240 units encompassing smaller units with fewer bedrooms and 3-story buildings instead of 2-story buildings. Keep attending the public hearings. The one well on-site is being monitored; a second well will be necessary, will there be enough water? Post sketch plan phase issues include Gates' HUD market-rate financing may not guarantee permanent deed restriction; allowing a foreclosed property to become un-restricted. Discussion on the different stances of the different players. Gates has stated he cannot absorb the mitigation costs (roads, buses, etc); the county seems to be okay with footing those bills. The Board thanks Bob for his continued updates.**

**Old Business: Rob reports Beth Appleton's feedback re: proposed letter to be sent to lot S-31 and the ramifications if not adhering to the DRG at said build site. Enforcement procedure discussion, an "attention getting" letter to S-31 to communicate and/or come before the Board, use calendar dates. Rob will give feedback to Beth.**

**New Board Member: Possible candidate discussion.**

**Financial Report: Weed mitigation needs to be reigned in. Just spray the subdivision using an outside contractor suggests Rob. Wildflowers need to be preserved, yes, but weeds don't obey the invisible lot lines. Landscaping dollars should be increased, historically over-budget, ditto for Maintenance. Jeff reminds all that costs in general will continue to rise.**

**Water Committee: Jeff had the water pump specialist out – installed a pressure stabilizer. One of the pumps will need to be pulled out in the spring for maintenance. Jeff has been fine-tuning the bubblers.**

**Next Meeting: Tuesday February 27 is a better date because of winter break, @ 5:30 pm. Meeting adjourned at 7:02pm**

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**Rob Harper, Toad Property Management, Inc.**