

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY OCTOBER 17 2017 5:30PM MDT
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 5:35 pm, confirming a quorum. The minutes of the meeting held on 9/19/17 were clarified to state that raked out pond weeds should be used as ground cover. Bob Pannier makes a motion to approve the minutes, Jeff Duke seconds, all in favor, clarified minutes approved.

Beautification Update: Toad will take care of the cat-tail growth in the next weeks, Rob is short on manpower. (More on this topic discussed in Financials). Jeff gave an update on his research into copper sulfate as a pond additive to keep the algae and grass growth down; isn't a magical fix, too poisonous. Jeff has treated the pond with dye and will continue to rake. All agreed the pond looks good.

Brush Creek Project Update: Housing definition discussion.

- **Affordable Housing is a common term meaning 30% of anyone's income**
- **Essential Housing means costing under 80% of Average Median Income, AMI**
- **Workforce Housing means costing between 80% - 120% of AMI**

Bob explains that 156 units are defined as restricted (income information will be required), and 84 units will have no restrictions, those are to be rented at market rate. But as proposed, just 16 of the 240 units will meet the essential housing definition. Gatesco, using the word "affordable", will actually be creating a glut of free-market units points out Bob. Meetings continue, Bob will keep all apprised.

Construction Update: Rewk told Rob he has ordered a dumpster; his project doesn't seem to have one? The proposed letter asking for the S-31 timeline and realistic dates of completion still needs to be written. Bob says this is on his list and he will contact Jason with the DRC.

Website: Kim Dunn suggests the Larkspur website isn't worth paying for since Toad's website shows the necessary information more completely & in a streamlined manner. Discussion about keeping the domain name. Kim will send Rob contact info for current hosting service/person to begin the process of turning off the Larkspur site.

Financials: Bob reviewed the detailed financials, numbers look good. Rob discusses Toad's new software launch. It will replace Quickbooks enabling online bill pay, ability to view statements online, other capabilities. Discussion on spending vs. deferral on weeding/beautification; Larkspur has to maintain its reputation, no significant impact on the budget by skipping fall weed management says Bob. Toad will manage as much as possible with his available manpower. Next spring, Jeff suggests jumping on new growth early and often as the best way to keep weeds at bay.

Recreation Lot: The Brush Creek proposal refers to the Larkspur recreation lot as a possible amenity. Jeff suggests being proactive since no updates have been seen/heard from the Howes. Short discussion on possible ideas.

Meeting adjourned at 6:29 pm.

Rob Harper, Toad Property Management, Inc.