

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY NOVEMBER 29 2016 4PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

In Attendance:

**Jeff Duke
Laddie Cobum
Kim Dunn
Bob Pannier
Rob Harper, Toad Property Management**

Rob Harper called the meeting to order at 4:02 pm, confirming a quorum. The minutes of the meeting held October 18 2016 were corrected by Laddie. Jeff made a motion to approve the corrected minutes, Laddie seconds, all in favor, motion passes. Laddie notes the new Toad contract is signed and in force.

Financial Report: Income taxes paid resulting from previous accountant discussed. Bob reviewed that statement and does not recall approving a payment. Bob will handle filing an amended return with the HOA's non-profit status; no tax should be owed. Taxes will be handled differently next year. Rob reports landscaping/weed mitigation (cat-tails) expenses came in higher; more hours needed than proposed. Rob reports that all accounts are paid-to-date. Discussion about the foreclosure status of Potoker, Rob will check with Jacob With to see if anything needs to be done.

Snow Plowing Update: LKS was hired at \$125/hr. Discussion about the first snow and how it was handled. Jeff gave feedback to Luke; the Board expects to pay about \$350 per snow event. Discussion about some damage to a Mercedes; Luke is aware. A trailer parked in the street needs to be removed. Towing discussion. Stewart Hunter's parked trailer needs to be addressed via a letter reminding him that vehicles need to be moved every 48 hours. Rob will send him a letter.

New Board Member Update: Heather Conner's resignation letter has been received. Reaching out to the community about joining the Board has happened twice. One choice can only meet on Wednesdays. Four Board members for now, it is working.

Proposed Survey: Discussion and review to happen independently over the next 2 weeks in order to send out with December's dues statements; feedback to Laddie.

Design Review Update: Bob shares the modified Guidelines, specifically incorporating the appendices referenced. The flow chart dictates the process, what needs to be filled out, when. The Board agreed to review and send feedback to Bob. The proposed third party set of eyes is costly, \$85/hour, perhaps a future cost built into the fee structure of a new build? Discussion about getting feedback from current projects in play (regarding the DRG) before the anticipated vote (for any changes) in February.

With no New Business, the meeting adjourned at 4:53 pm.

Rob Harper, Toad Property Management, Inc.