

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 16, 2021 5:15 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Jeff Duke
Mary Poole
Rewk Patten
Bob Pannier
Scott Kelley, Toad Property Management

Scott called the meeting to order at 5:15 pm. It was agreed Bob would prepare the Larkspur 2020 tax return.

Bob made a motion to approve the minutes of the September 22, 2020 meeting. Mary seconded the motion and it was unanimously approved.

Prior to the meeting the Design Review Committee had circulated an update and it looked as if it would be a busy building season. Jeff said he would continue to follow up with Jason of the Design Review Committee and report back to the Board with more detailed information.

Beth Appleton had been contacted regarding a request for a water drainage easement from Mike Wright. It was unclear exactly what was being requested and Paul Noto, the Larkspur water attorney, was reaching out to find out exactly what the neighboring association was requesting. Jeff said he did not think there was a problem and the neighboring association did not want a formal easement but something in writing to record the water drainage plan implemented last year. Jeff agreed to update the Board once Paul Noto had additional information.

Jeff explained additional water testing would be performed during the Summer and if those tests passed no additional filtration would be necessary. Jeff agreed to follow up with Jack Dietrich on costs so budget adjustments could be made if necessary.

Prior to the meeting Scott had circulated a financial report for review. Scott said there were no delinquent accounts at the end of 2020 and some owners had paid 2021 dues in advance. Scott explained the expense items, including landscaping, road maintenance and repair and maintenance. Bob requested any budget overages of at least 20% be shown as a footnote on the financials to assist with answering questions at the annual meeting and also for future budget preparation.

Scott said snow removal was under budget and there had only been two plow events during January. Scott said he had asked Lacy Construction to remove berms from driveway entrances or angle the blade to prevent the creation of the berm as previous plow drivers had done.

The next meeting was provisionally set for the third Tuesday in April.

Kim made a motion to adjourn the meeting at 5:46 pm. Jeff seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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