

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY APRIL 25 2017 5:30PM MDT
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

In Attendance:

**Kim Dunn
Bob Pannier
Rewk Patten**

Rob Harper, Toad Property Management Inc.

Rob Harper called the meeting to order at 5:34 pm, confirming a quorum. Bob Pannier made a motion to approve the minutes of the meeting held on March 28 2017, Kim Dunn seconds, all in favor, minutes approved.

Short Term Rentals, VRBO: Rob sent an email to the Board with suggested short-term rental policies. The Board will review/comment and will plan to vote on a policy at the next meeting.

Governing Policy & Procedure: Rob shared updated language per CCIOA (HOA governing statutes) for presentation to all homeowners at the July Annual Meeting. After which, the Board will need to vote on and approve said language for record keeping compliance.

Covenant Violations: Rob sent a letter to all homeowners last month outlining enforcement and possible fines if in violation of Larkspur Covenants, setting in motion a heads-up to those not in compliance. One particular violator has made an effort to move his vehicles in accordance with the rules.

Financial Report: The usual A/R folks are behind in dues. Snow removal budget number should be increased to \$15,000; discussion about an assessment to cover the shortfall in dollars for (the big snow year of) 2016. Discussion about collecting an assessment. Bob will prepare some assessment options for a vote at the next meeting. Landscaping work (dollars) will start in May. Bob makes a motion to write off the Carroll balance of \$9 since it was a wrong check, Kim seconds, all in favor, motion passes.

Annual Meeting: Angela is working on the packets. Slotted date/time is Saturday July 8 2017 at the Château.

Next Meeting: Scheduled for Tuesday May 16, 5.30pm MDT

Meeting adjourned at 6.24pm

Rob Harper, Toad Property Management, Inc.