

**LARKSPUR COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
TUESDAY APRIL 26 2016
5:30 P.M.**

The Regular Meeting of the Board of Directors of Larkspur Community Association was held on April 26, 2016 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte, CO 81224.

Those present: Jeff Duke
 Kim Dunn
 Bob Pannier
 Dawn Howe
 Rob Harper, Toad Property Management

By Phone: None

Rob Harper called the meeting to order at 5:32 p.m. and confirmed there was a quorum.

Financial Report – A \$500 mystery was confirmed to be from the foreclosure of Potoker. The money is 6 months of dues which is all they are required to pay. A paid water fee bill should be under Utilities where it is budgeted. There was an operating surplus of \$211 from 2014 and should be accounted for as an actual number; it is rolling over.

Landscaping – A water pump sending unit has gone bad. A new one costs \$300. A section of the pipe that the sending unit sits on was discovered to be full of gravel and needs to be replaced. Jeff is not yet sure of the labor costs involved, but gave Jack the go-ahead to fix. Kim said there is a stench in the community coming from dead vegetation in the lake. Jeff sent an email to the water board suggesting keeping the aerators on more continuously throughout the winter which will help quell the bacteria. Curtailing the weed growth is currently done with blue dye. Jeff commented that trees tend to dry out quickly in the spring with the sun and wind; more watering might be needed.

Bob shared his research into dividing the recreational lot. Professional help in the form of legal counsel was strongly recommended since this type of land division decision is not specific enough in the covenants; the covenants are too broad. Any legal costs the Board incurred, should the project go forward, would be the responsibility of the land owner. If it were the case that no forward action was taken, the Association would then absorb the legal costs, proposed Bob. Without the permission of the Board, the owners are able to sub-divide into 3 condominium units, with one of those units being used for a Larkspur (recreational facility) employee. Dawn stated that with so much gray area, legal could get costly. Discussion of the definition of a “unit”. Researching this project is not, within the covenants, the job of the Board stated Bob. Dawn will send her copy of the LUR to Toad and she departed the meeting.

Accounts Receivable – Rob said the bulk of outstanding monies (just over \$20,000) is from Potoker, Prater and Howe. Rob set up a payment plan for Lodovico. Discussion

regarding foreclosing on Prater, Rob will have Jacob start. The Board is a secondary lien holder on Potoker.

Design Review Guidelines – Discussion regarding the mark-ups, Laddie’s comments and changes done so far, some of which are contrary to the covenants, states Bob. The definition of gross residential floor area by the Design Review Committee (DRC) does not match the covenants. Rob stated the Design Review Guidelines (DRG) should be spelled out as clearly as possible in accordance with the covenants to keep the DRC from having to interpret. Bob suggests any New Construction bond or letter of credit be changed to an irrevocable letter of credit. Discussion regarding definition of revegetation or reclamation after a build; “revegetation is established” is the preferred language. The covenants state that basements and garages do not count towards total square feet. Jeff is concerned that if the wording isn’t changed, a 4000 square foot garage might get built. Jeff suggests garages counting ½ footage. Primary roof overhang changed to 18 inches. Exterior antennae are allowed in the covenants, DRC has to allow them, too. DRC excluded themselves from open-space, ponds, lawns, sports equipment, flag-poles, and the like. Performance guarantee deposits are not held in escrow, just a separate account. Bob will make the discussed changes, talk to Emily, and send to all. All agreed that a better defined set of DRG is tedious but will help off-set any covenant changes.

Violations - The Mark Miller issue has been resolved where trash cans and boats were being stored outside. Rob appreciates the specificity of any complaint, he has success talking to the violator one-to-one vs. the formal letter route. Jeff thinks the house across the street from him – Kim says the VRBO people – are likely over the 500 sq feet of sod. Rob will call the owner. Kim departed the meeting.

New Business - Jeff will talk with the electric company re: digging up the pipe that is sending water into the electrical box, and he will identify the few manholes that have groundwater leaking in. Some money may have to be spent on waterproofing. Jeff suggested a fenced storage lot for overflow cars/boats and the like for the use of the Larkspur community. Charge a competitive monthly fee and have the fence be wood or some other attractive material.

Tuesday May 17th 2016 will be the target date for the next meeting.

The meeting was adjourned at 7:25pm

Rob Harper, Association Manager