

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY APRIL 30 2018 5:30PM MDT  
318 ELK AVENUE SUITE 24  
CRESTED BUTTE COLORADO 81224**

**In Attendance For The Board**

Bob Pannier  
Jeff Duke  
Rob Zilloux  
Rewk Patten  
Kim Dunn

**Also In Attendance**

Rob Harper, Toad Property Management Inc.  
Jim Ruthven, Toad Property Management Inc.

Rob Harper called the meeting to order at 5:36 pm, confirming a quorum. Jeff Duke makes a motion to approve the minutes of the 3/20/18 meeting, Bob Pannier seconds, all in favor, minutes approved.

**New Board Member:** Rob Zilloux was welcomed; he discussed his background, his passion for Crested Butte and the Larkspur neighborhood.

**Brush Creek Project Update:** Discussion of the renderings/newest version of the plans submitted by Gatesco as well as the recent (pricey) marketing blitz. The election of the Mount Crested Butte town council will be a factor because the land sale won't go through if a majority votes "no".

**Recreation Lot Update:** The Recreation Lot is on the Market for approximately \$1,000,000. Kim Dunn's idea of the HOA purchasing the rec lot or perhaps a possible land swap for the lot the HOA already owns is discussed. The 3 acres then becomes more readily available for sports' fields development opportunities for the entire valley, plus the three affordable condo units adds housing or/and funds from a sale to a developer. Discussion of the Design Review process needing to adapt to a commercial facility should the lot sell to an outsider.

**Landscaping/Weeds:** Rob has hired a dedicated gardener/worker to attend to all flowers and landscaping in Larkspur. John Scott is going to spray for weed management – common space and open lots. How about getting a bid to include owner-occupied lots (for those interested)? Discussion of Forest Service "rebates" for weed management, gravel path maintenance.

**Financial Report:** In response to needing realistic budget numbers Rob outlined Toad's fees for summer maintenance. Bob leads a discussion of 2018 vs. 2017 budget vs. actual using data available as of 3/31/2018 & projected numbers and he finds a projected shortfall of \$5000. Discussion of possible solutions. Jeff makes a motion to approve the budget as presented by Bob, Kim seconds, all in favor, motion approved.

**Water Committee:** Discussion how far the pond has improved over the past two years. Jeff sees a replacement of the entire aeration system in the near future, maybe \$5000 in costs? Expensed as a capital improvement. More immediate is the tweaking and possible replacement of a compressor since a pump is starting to fail, Jeff will continue to work on.

**Old Business:** Discussion of the progress of Lot S-31. A certified letter was sent on 21 March 2018 asking for the completion of exterior work by 30 June 2018; this is the Board's primary

concern. Fines would then be levied. No response has been received and it has been confirmed S-31 received the letter as of this date.

Tennis Courts? Roger Cram continues to spend his own time cleaning and repairing the small issues. Steel wire ties might be a better fence repair solution vs. aluminum.

**Next Meeting:** Tuesday 15 May 2018 at 5.30pm

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Rob Harper, Toad Property Management, Inc.