

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY MAY 16 2017 5:30PM MDT  
318 ELK AVENUE SUITE 24  
CRESTED BUTTE COLORADO 81224**

**In Attendance For The Board**

**Kim Dunn  
Bob Pannier  
Heather Woodward  
Jeff Duke  
Rewk Patten**

**Also In Attendance:**

**Rob Harper, Toad Property Management Inc.  
Dawn Howe  
Aaron Huckstep  
Debbie Hodge – via telephone**

**Rob Harper called the meeting to order at 5:33 pm, confirming a quorum. With the change of the spelling of CCIOA, Bob Pannier made a motion to approve the minutes of the meeting held on April 25 2017, Heather Woodward seconds, all in favor, changed minutes approved.**

**Financial Report: Bob reports nothing un-expected. Still 7 accounts behind in dues. Letters have been sent. Rob will now make some phone calls. Landscaping dollars have started to be spent, reports Rob.**

**Recreation Lot: Aaron Huckstep passed around 3 pages of information. 2.79 acres designated R1. Aaron gave an overview of development currently allowed in the Covenants, and then he gave a proposal of a sub-division of 8 single-family homes. He acknowledged Larkspur Covenants would require changing and Gunnison County has additional requirements. The proposal has conflicting parcel numbers. What obligation with regards to E-Lots (Essential or Low Income)? Water rights discussion, open space discussion. All agree that the process of getting the Covenants changed will be laborious.**

**Short Term Rentals, VRBO: Policies/rules proposal from Rob. Bob summarizes the intent: To provide Toad with information of any/all renters and that any/all renter knows the rules & policies of Larkspur. Rob will email to all for approval and the subsequent required posting.**

**Snow Removal Assessment: \$12,500 is the shortfall total. Bob gave an overview of options, discussion. Kim Dunn makes a motion to adopt option 3 - cover the shortfall and not adjust the 2017 budgeted capital expenditures. Rewk Patten seconds, all in favor, motion approved. Invoices will go out next week.**

**New Business: Jeff has a SealCo proposal. Work done 2 years ago was really well done, some maintenance is needed.**

**Meeting adjourned at 7:04pm.**

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**Rob Harper, Toad Property Management, Inc.**

