

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY JUNE 19 2018 5:30PM MDT
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

In Attendance For The Board

Bob Pannier
Jeff Duke
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 5:37 pm, confirming a quorum. Kim Dunn makes a motion to approve the minutes of the 4/30/18 meeting, Bob Pannier seconds, all in favor, minutes approved.

Brush Creek Project Update: Bob recaps a dinner meeting attended by the attorneys for both the County and Friends Of Brush Creek. The town of Mount Crested Butte has not yet held a vote regarding the sale of the brush creek property; the Town of Crested Butte is still a “no” vote. The County’s position (at this time) will be with the majority. Meetings and “talks” continue.

Tennis Courts: Dave Norniss, the original builder of the tennis courts, has been working maintenance. Roger Cram requests new windscreens, discussion follows, resurfacing? Bob makes a motion to approve the purchase of new windscreens for the tennis courts to be installed in spring 2019 with follow-up from Jeff Duke who will confirm the cost to be at or about \$400. Kim seconds, all in favor, motion passes for this 2019 expenditure.

Landscaping/Weeds: The Forest Service appears to have been inundated with rebate requests, John Scott/Toad will have to show/submit a weed management action plan for approval to the Forest Service to qualify. Toad has purchased two new mowers. Discussion regarding weed management around the lake. It was agreed that reclaiming the paths vs. re-doing the paths should be the focus. Jeff is experimenting with a vinegar solution for weeds for bi-weekly maintenance. The blue granite rock should be coming late June

Financial Report: Jim Ruthven reports most active line items in May are Landscaping and Property Maintenance (water testing). One homeowner painted his house without approval from the Design Review Committee; same owner is delinquent in dues & assessment money, fines need to be levied, liens can be attached. Rob will send a letter.

Water Committee: The lake level is going down, Jeff is looking at some possible reasons, possible leaks.

Next Meeting: The Annual Homeowners Meeting is scheduled for Monday July 9th at 5.30pm at the Church Of All Saints. The Howes may want to speak per Jeff.

Old Business: Discussion regarding Lot S-31 exterior work and landscaping deadline nearing, trash from this work site is not contained, contaminating adjoining vacant lots. Berm/sapling discussion. Extra-ordinary speeding (cars/trucks) occurring throughout the neighborhood, Rob can help monitor. Discussion about the construction/work areas (the open space) that will need to be brought back to pre-construct condition.

Rob Harper, Toad Property Management, Inc.