

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY JULY 17 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.
Emily Pannier
Anne Gibson
Hal Cook – Skyland
Kent Fulton - Skyland**

Rob Harper called the meeting to order at 5:36 pm, confirming a quorum. Bob Pannier clarifies wording of the minutes of the meeting held 6/27/17. Jeff Duke makes a motion to approve the amended minutes, Kim Dunn seconds, all in favor, motion approved.

Common Area Ownership: Rob has spoken to Jacob (attorney), it should be a simple transaction to record Larkspur HOA as the owner of the common area land vs. Gary Garland/owner. Rob will follow up to answer the status of the Lexie Court lot ownership.

Open Space/Beautification: Short discussion of a letter sent to the Board regarding inconsistent enforcement of the Rules & Covenants. Weed control – Toad will start spraying the common areas, individual homeowners will be expected to control their own weeds and if not, will be charged by Toad to control. A letter outlining this expectation will be sent to all homeowners; individual owners' weed piles can/will be picked up by Toad. Jeff has researched the control of the cat-tails around the lake; there needs to be a balance of habitat cat-tails vs. nuisance cat-tails. Jeff will take care of the maintenance of both aerators. The pump is now 4-5 years old, FYL

New Construction Update: Board members have noticed sporadic work on lot number S-31. With a September 2016 groundbreaking date, the 18 months' completion date is March 2018. A notification letter will be sent to the owner outlining the fine schedule of \$500/day should the exterior siding not be complete and/or no Certificate of Occupancy is presented after the March 2018 deadline. Lot S-1 driveway discussion. Emily Pannier of the DRC says approval was given for the guest parking space, noting with no street parking, not all guest parking can be at the tennis courts. Emily will review the guidelines and send an email to the Board.

Road Repairs: SealCo has not returned Rob's calls re: timing for repairs.

New Business: Roger Cram has a resource to paint light blue lines on the tennis courts creating a younger player court and a pickle ball court. The Board agreed this is a good idea.

Discussion regarding the Brush Creek development, 17 acres, 240 residences. Density is the biggest issue – traffic, impact on the school, resources (water, sewer, trash, fire, police). Discussion on who would qualify, discussion of the "boom/bust" economic cycle.

The Skyland homeowners are willing to pay a special assessment for the purpose of hiring a local attorney. The Larkspur Board suggested dividing financial responsibility by the number of lot

owners in the surrounding communities. Create a Coalition of 6 people – 2 people from Larkspur (Stewart Hunter, Bob Pannier), 2 from Skyland, 1 from Buckhorn, 1 from Silver Sage – this Coalition to deal directly with the attorney & be the point people. The County Commissioners will vote on the project, not the Planning Commission. It was suggested to email the Commissioners (bocc@gunnisoncounty.org) (delivering to the three Commissioners) include your name, a local address and the 2 or 3 reasons you oppose the development.

Rob/Toad will send a letter to the Larkspur Community with the happenings.

Meeting adjourned at 7:44pm

Rob Harper, Toad Property Management, Inc.