

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 27, 2023 4:00 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Jeff Duke
Mary Poole
Bob Pannier
Rewk Patten
Rob Harper, Toad Property Management
Beth Appleton, Legal Counsel

Rob called the meeting to order at 4:04 pm and confirmed a quorum.

Bob made a motion to approve the minutes of the May 10, 2023 meeting. Kim seconded the motion and it was unanimously approved.

Concern was expressed about construction and improvements at Lot S-14. Violations had been reported and identified by the Board. Jeff made a motion at 4:09 pm to go into Executive Session to obtain legal advice regarding Lot S-14. Mary seconded the motion and it was unanimously approved.

At 5:28 pm Bob made a motion to leave Executive Session. Mary seconded the motion and it was unanimously approved.

Beth agreed to write a letter to Lot S-14 regarding the violations and Beth left the meeting.

Prior to the meeting a draft Budget had been distributed to the Board for review. Rob said the Budget had been drafted based on actual expenses and snow removal based on an average year. Bob asked if the Association wanted to hire a third party to oversee construction as that might need to go into the Budget. Rob said Bart Laemmel had not been willing in the past to take on new clients but Rob agreed to follow up with Bart and find out if the situation had changed. It was agreed the oversight of construction work would be an expense for the owners of the construction projects and not an Association expense.

Rob said a general landscaping line item had been used in the Budget but agreed those expenses could be broken out into line items to track Erica's work, weed mitigation, irrigation, general landscaping and work at the ponds. Rob said he had reached out to Bradley Wiggington for weed mitigation during the Summer. Mary confirmed the County could not provide anybody to perform the weed mitigation.

Jeff said the Larkspur 'L' had been damaged during the Winter and Jeff agreed to work on the repairs.

Bob made a motion to approve the draft Budget with the amendments discussed. Jeff seconded the motion and it was unanimously approved.

Rob said he had contacted owners who were delinquent on dues and Rob said he hoped to receive payment in the near future.

The annual meeting was scheduled for July 11, 2023 at 5:30 pm and Rob said he would circulate the annual meeting documents.

Mary said it had been suggested another grant application be submitted for the tennis court/pickle ball resurfacing. Kim said unless the guidelines had changed the Rec District would not approve the grant. Jeff said he had put in a lot of work changing the layout of the courts but had not received any feedback on how the courts were working. Kim agreed to review the Grant guidelines and get back to the Board.

Mary agreed to review the Association's governing documents and also determine which lots had a fire pit or an above ground, free standing stove and it would be discussed at a future meeting.

At 5:55 pm Jeff made a motion to adjourn the meeting. Rewk seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Draft letter to Lot S-14	Beth/Bord
Expand line items in the Budget	Rob
Circulate annual meeting documents to the owners	Rob
Repair owl	Jeff
Contact Bart regarding construction review/oversight	Rob
Research fire pit/above ground stove regulations	Mary