

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 15, 2019 5:30PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

Present:

Jeff Duke
Kim Dunn
Bob Pannier
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 5:38 pm. Jeff made a motion to approve the minutes of the October 16, 2018 meeting. Kim seconded the motion and it was unanimously approved.

It was agreed the process to amend Covenants was lengthy and expensive and an attorney would need to be involved during the process so careful thought and planning was essential prior to any changes being proposed to owners.

Bob said there had been meetings in Mt. Crested Butte and Crested Butte regarding the Brush Creek development and attempts were being made to reach a consensus of three items including the number of units and two parking spaces each unit. Bob said the Friends of Brush Creek had hired Barney White, a leading water attorney in the State, as the County would be requiring the potential developer to perform tests to confirm the adequacy of the water supply prior to the purchase of the land. Bob explained the potential developer had said they would not build less than 180 units but the two Towns had been discussing a 156 unit limit and meetings would continue to discuss adequate water to serve the Brush Creek parcel.

Rob said he was still talking to Lacy Construction regarding the curb stop discussed at the October meeting and Jeff said there was another leak by a sprinkler box on a nearby island.

It was agreed the snow removal was generally working well and the timing of plows had been good.

Jeff said he had spoken to a few people about joining the Board but had not received a positive response from any of those contacts. Kim said she would reach out to a couple of neighbors.

Jeff said there might be some trees planted in the recreational path easement and in the Spring that would be checked and the trees would have to be moved out of the easement by the owners if necessary.

Bob said maintenance and utility line items were running high and Jeff said recent leaks might account for some increases and Jim said the monthly fee for Jack Dietrich had increased and there had also been additional testing performed by Jack. It was agreed the additional testing costs would be moved to maintenance instead of utilities and Jim agreed to review all the figures

and make adjustments to utilities and maintenance as necessary. After a short discussion it was agreed to continue with the current water setup and not introduce meters in the foreseeable future.

It was agreed the annual meeting would be Monday, July 8, 2019 at 5:30 pm.

The meeting adjourned at 6:35 pm.

Prepared by Rob Harper, Toad Property Management

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