

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 28, 2020 5:30 PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

Present: Kim Dunn
Rewk Patten
Jeff Duke
Bob Pannier
Scott Kelley, Toad Property Management

Scott called the meeting to order at 5:35 pm. Bob made a motion to approve the minutes of the November 19, 2019 meeting. Jeff seconded the motion and it was unanimously approved.

Scott said Beth Appleton, legal counsel for the Association, had circulated a memo regarding the Nichols project and gave options the Board could take regarding fines and penalties for non-compliance during the lengthy construction period of the project. After discussion Bob made a motion to file a lien for non-compliance assessments on the Nichols lot and talk to legal counsel regarding other costs and penalties. Rewk seconded the motion and it was unanimously approved. Bob agreed to follow up with Beth so the lien could be filed prior to the next Board meeting.

It was agreed the Board needed to tighten up the tracking of construction projects and the enforcement of existing regulations. Bob made a motion to have a representative from the Design Review Committee meet with the Board (in person, by phone or an email update) on a quarterly basis to discuss ongoing construction projects. Rewk seconded the motion and it was unanimously approved.

It was agreed the Lacy plow drivers had been creating large berms across driveways. Scott said Rob would contact Lacy and ask that the drivers turn the blade to reduce the problem of berms across driveways.

Scott said financials had been distributed prior to the meeting. Bob said he had been reviewing regular operating expenses and initial review indicated the 2020 expenses would finish the year close to Budget. Scott agreed to have the Toad crew shovel snow away from dog poop stations where possible and empty all poop station containers on a regular basis.

Jeff said the final approval had been issued by the State for the water system and additional testing of the Springs might be necessary although it was unclear at the present time. Jeff explained the rerouting of the overflow was not causing any problems at the present time and neighboring property owners had not expressed any concerns.

Scott said fines were being applied to any delinquent dues accounts.

There were no updates regarding the Rec Lot.

Jeff said the cattails in the smaller pond were too big for pulling and suggested cutting back the cattails in the Spring and if that did not prove successful then Jim Frank's chemical approach would be considered the following year.

At 6:12 pm Bob made a motion to adjourn the meeting. Jeff seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

DRAFT