

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY DECEMBER 19 2017 5:30PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

In Attendance For The Board

**Bob Pannier
Jeff Duke
Kim Dunn
Rewk Patton
Stewart Hunter**

Also In Attendance

Rob Harper, Toad Property Management Inc.

Rob Harper called the meeting to order at 5:33 pm, confirming a quorum. Bob Pannier makes a motion to approve the minutes of the meeting held on 11/21/17, Kim Dunn seconds, all in favor, minutes approved.

Brush Creek Project Update: Bob reports the Town Council of Crested Butte is backing off (fighting). Seems the County Planning staff has determined the project is good to go as is. Discussion on water availability, is there going to be 50 gallons per minute? Two upcoming public hearings (5 January and 19 January 2018).

Legal Representation: Rob says Beth Appleton would welcome working with Larkspur, but she is busy. Discussion on "firing" current law firm but no need to burn bridges, Jacob has been fair. "Garland" named properties (on legal documents) now reflect Larkspur HOA ownership.

Recreation Lot: Discussion on preserving the lake for Larkspur recreation (fishing, skating etc) Continuing to be pro-active, Bob suggests dividing the rec parcel into 4 lots, keeping the water issues in mind, as a proposed solution to move forward

Water Committee: No issues at this time, weekly water tests happening. Jeff Duke discusses the application for the certification process is in the works. Monthly fee may be raised; is currently \$6000/year.

Board of Directors: Heather Woodward's lot is for sale. Stewart Hunter acknowledges he wouldn't be around regularly for meetings, calling in possible. Appoint a Board member next meeting.

Financial Update: Discussion regarding the 3% dues increase might not be enough to cover upcoming expenses as more homes get built; 2017 budget shortfall may be around \$1000. Discussion regarding other HOA's increasing dues as the age of roads become an issue. Discussion on fining lot S-31 for not following timeline. Bob suggests using reserve dollars to balance the budget and increasing dues more than 3% for 2019. Maintenance/Beautification dollars discussion.

Old Business: Lot S-31 issue. A letter was to be generated from the DRC asking for completion timelines/deadlines. 18-month build-out is the rule and the DRC is the enforcer of fines of up to \$500/day. Precedent setting discussion, start date discussion. Rob will contact Beth Appleton to draft a letter outlining the fees & the opportunity to come before the Board to keep communication open.

Next Meeting: Meetings to continue to be held the third Tuesday of the month in 2018. Meeting adjourned at 7:16pm.

Rob Harper, Toad Property Management, Inc.