

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, FEBRUARY 26, 2019 5:30PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

Present:

Kim Dunn
Bob Pannier
Rewk Patten
Jeff Duke
Jim Ruthven, Toad Property Management

Jim called the meeting to order at 5:30 pm. Minutes of the January 15, 2019 meeting would be reviewed at the next meeting.

Bob said Gary Gates was threatening legal action against entities who had opposed the Brush Creek project and it appeared likely that Gary Gates would be moving onto other projects in Gunnison County.

It was agreed the current snow removal was going well with Lacy Construction bringing in a smaller machine to deal with berms and the more confined spaces. Snow removal was being performed when there was a storm of 4 inches or more or as deemed necessary. Jim agreed to review snow storage requirements in the Association's governing documents and the County documents and speak to Lacy Construction to find out if they were encountering any problems with existing landscaping. After discussion it was agreed to continue with the current snow removal as the majority of owners appeared to be happy with the level of service and only one letter of complaint had been received.

Bob expressed concern at the number of owners more than 30 days delinquent with HOA dues. Jim agreed to follow up in accordance with the Collection Policy and also clean up the delinquency report which was still showing names of previous lot owners. Bob said he would be preparing the 2018 tax return.

It was agreed to schedule repair work on the island as soon as the weather allowed so that the irrigation system would be working in the Spring and any disruption due to digging up a section of the road would be completed when less owners were in residence.

It was agreed to get on the SealCo schedule for crack sealing. Kim said she needed to put up a small sign alerting people to vicious dogs as her dogs were being overly protective of their space. Rewk said the pumps appeared to be generally working well and light bulbs had been received and would be installed when the weather was warmer. It was agreed signage for fishing regulations needed to be installed in the Spring and detail of the signs would be discussed at a future meeting.

Plans for a new house had just been submitted for design review.

Mike Howe joined the meeting and explained he was requesting approval from the Board to approach owners with a ballot asking for support to amend the original subdivision plat to have a maximum of 8 single family lots on the undeveloped land which had originally been platted for larger structures. Mike explained it would be necessary to go through a major review with the County and adequate water would be one of the largest issues reviewed. Mike said he would like the Ballot to be sent to all owners around the time of the annual meeting and explained he had a 60 day window to obtain responses from owners and required at least 40 votes to proceed with the process to amend the Plat. The Board agreed to review the Ballot and discuss at the next meeting. Mike left the meeting.

Wouter van Tiel joined the meeting and said the last plow by Lacy Construction had been done well. It was explained reserves were being built up for future road and infrastructure expenses and as dues were low it might be necessary in a large snow year to have a special assessment to cover the snow removal expenses. Small annual increases in dues were anticipated to keep pace with the increasing cost of services. Kim explained drifting snow or clean up prior to the next large storm did trigger snow plowing in addition to the 4 inch rule.

The meeting adjourned at 6:30 pm.

Prepared by Rob Harper, Toad Property Management