

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
TUESDAY MARCH 29, 2016
5:30 P.M.**

The Meeting of the Board of Directors of Larkspur Community Association met on March 29, 2016 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte, CO 81224.

Those present: Jeff Duke
 Heather Connor
 Kim Dunn
 Bob Pannier
 Rob Harper, Toad Property Management
 Dawn & Mike Howe

By Phone: None

Rob Harper called the meeting to order at 5:41 p.m. and confirmed there was a quorum.

Dawn & Mike Howe gave a presentation to discuss the 2.71 acres of Recreational land they own in Larkspur. The facility Dawn & Mike had previously envisioned will likely not get built. They showed two ideas carving the land into 8 or 10 residential lots and opened the presentation to discussion. Jeff brought up the concern of water and lot values. Kim brought up the concern of design, lot lines and open space. Bob questioned whether the lots would or could become S lots vs. E lots? And what about lot size? Mike said that the county is open to an HOA being the driver of such land-use decisions. Rob asked how the land use would best benefit the HOA. Mike stated that the open space could be deeded back to the HOA for common area use such as snow storage. Jeff thanked Dawn & Mike and they departed. LUR, utilities, lot size & number, the Design Review Board, open space, buy backs, property transfer possibilities, and overall benefit for Larkspur – topics brought up during discussion. Jeff will get back to Dawn & Mike stating that discussions continue.

Bob made a motion to approve the minutes from the meeting of February 16th 2016, Kim seconded, unanimously approved.

Financially, Rob doesn't anticipate any upcoming significant expenses. Maintenance and landscaping will start in May. The 2015 taxes are done. Toad has contacted all owners who are delinquent on dues and is following collection procedures. There are some small covenant violations as well that have been addressed including owners leaving trash cans out and parking trailers in their driveways.

Design Review: The DRC would like to be in the loop as the Board works through the changes in the design guidelines. Laddie has some points regarding the non-existent island other notations that Jeff will forward to Bob; those notes were copied and passed around later in the meeting. It was noted that the bulk of this discussion should take place at the next meeting.

Governance, Covenants & By-Laws: After reviewing the proposed changes from Jacob With, there are 4 changes discussed. Amendment 4 has a typo and a number 75 is where a number 67 should be. Bob suggested defining a financial statement as, at a minimum, a balance sheet and an income statement. And Bob suggested the Board would be protected by the person certifying the financials by using wording such as “to the best of my knowledge...” Lastly, Bob questioned the collection policy and whether or not to follow the old version or the new version. Jacob also needs to help keep the language and the process as streamlined as possible. Rob will convey these points to Jacob. Bob is going to look into the LUR at the county office re: the rec lot. Getting the amendments passed is the next step which involves the changes getting posted, commented on, proxies signed, etc. Lots of leg work, explained Rob, but moving forward is very doable.

It was agreed that the next meeting would be on 4/26/16 at 5:30pm with DRG as the focus.

The meeting was adjourned at 7:10pm

Rob Harper
Toad Property Management