

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, APRIL 23, 2019 5:30 PM MST  
318 ELK AVENUE SUITE 24  
CRESTED BUTTE COLORADO 81224**

**Present:**

Kim Dunn  
Bob Pannier (by phone)  
Rewk Patten  
Jeff Duke  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management

Rob called the meeting to order at 5:56 pm. Kim made a motion to approve the minutes of the January 15, 2019 and February 26, 2019 meetings. Jeff seconded the motion and it was unanimously approved.

Rob said Mike Howe wanted to include his development proposal with the annual meeting mailing and it was agreed the proposal needed to be reviewed by the Association's legal counsel to give procedural recommendations. Jeff made a motion to pass the development proposal to Beth Appleton and when a response had been received from Beth the Board would review the response in executive session with Beth attending the special meeting. Bob seconded the motion and it was unanimously approved. Rob agreed to contact Beth Appleton.

Jeff said there was a 20 gallon a minute leak in the non-potable water system and it was difficult to locate the leak because of the amount of Spring run-off. Jeff explained the Water Referee had approved the due diligence form and it had been sent to Judge Patrick for his approval. Jeff confirmed Jack Dietrich had been working on the State certification process to become a public water service, instead of the temporary designation, and it was hoped to have that completed by the Summer. It was agreed Jeff would proceed with any work necessary to repair the leak and Jeff said the damage probably occurred during snow removal. Bob suggested checking the Association insurance to find out if the policy covered infrastructure damage.

Jeff agreed to continue negotiations with SealCo for road maintenance as the cost of crack sealing appeared to be very high but was probably necessary this year.

Bob said Gary Gates had secured the 40 unit project in Gunnison County but not the larger Gunnison project. Bob explained the Brush Creek project was currently in limbo and it was unlikely anything would come up regarding the potential Brush Creek development within the next year to 18 months.

Jim said snow removal through the end of March was approximately \$14,600 over budget. Rob said a lot of essential work had been performed in March and the expense for the season was very similar for the same time period in 2017. Jim said water maintenance would be approximately \$3,000 over budget. Jim confirmed late fees had been added to the twelve

delinquent accounts and now there were just three delinquent owners. Rob said dues would need to increase in the new Budget to help cover the higher costs.

The meeting adjourned at 6:50 pm.

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Prepared by Rob Harper, Toad Property Management

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