

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
TUESDAY MAY 17 2016
5:30 P.M.**

A Meeting of the Board of Directors of Larkspur Community Association was held on May 17 2016 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte, CO 81224.

Those present: Jeff Duke
 Kim Dunn
 Bob Pannier
 Heather Conner
 Laddie Coburn
 Rob Harper, Toad Property Management

By Phone: None

Rob Harper called the meeting to order at 5:33 p.m.

Financial Report & Landscaping – Rob reported no great expenses at this time but Landscaping will ramp up next month.

Accounts Receivable – Rob states Reipe owes \$338. Becker was un-deliverable and a new address was obtained. Lodovico and Howe are making payments; both paid \$500 this month. The Howes still owe \$2500. Hicks paid. Pototker still a problem; is currently in foreclosure with the Bank. Really no recourse at this time; may have to stop any and all actions per Jacob or keep incurring legal fees. Prater – two options. Foreclosing has expenses of \$1500 to \$2000 (plus delinquent taxes) or get a personal judgment. Discussion about which to do. Bob made a motion for foreclosure. Jeff seconded. Motion passed, Rob will have Jacob move forward accordingly. Discussion on how to proceed with the Howes. Jeff reported the water allocated for the Howe parcel is equivalent to 6 residential lots. Jeff made a motion to get Jacob involved in looking at the LUR; Toad did not receive it. Dawn seconded, motion passed unanimously. Rob will forward the information to Jacob.

Design Review Guidelines – Two issues - definition of gross residential square footage and the Design Review Committee (DRC) wanting to exclude itself from Open Space & Parks. The Covenants state the DRC is the Committee to oversee Open Space. Discussion agreeing to keep Open Space under the rule of the DRC. Bob suggests going back to the DRC stating the Board wants to leave the wording of the gross residential square footage as written to stay in sync with the Covenants. Discussion regarding the “island” wording. Discussion regarding Jacob’s role vs. the Board’s role in getting By-Laws and Covenants passed. Laddie suggests getting all the proposed changes posted before the annual meeting. Jeff stated the next Board meeting would also be a public arena in order to expedite the changes that don’t require 2/3 votes and the timing satisfies the 20 days notice.

Old Business – Jeff reminded all of the domestic water stoppage a while back. The sending unit malfunctioned. The pipes to the unit had been filled with rocks, mud, etc from an animal. In order to keep the animals out, Jeff used concrete to make a cement floor for the pump house. Water has been getting into conduit and to the switching station. The Water Committee found the source of the leak of this groundwater to be a manhole in the lake that was probably not sealed properly. The Committee will spend \$400 to \$500 to fix this. Rob talked to the Hodges regarding the square footage of sod required and will pass the plans received to the DRC.

New Business - Kim commented that the street-lights are still coming on early. Jeff said the photo-eye is bad in lamp she noticed and the timers can be set differently. CB Electric is working on. The bear proof garbage can by the pump house belongs at the tennis courts during the summer. The tennis courts are ready per Jeff thanks to volunteers. The playground looks good said Rob. Kim commented that the sandbox could use more sand. Jeff will talk to Michelle Bivens; she has worked the gardens in the past. Discussions regarding weed control and Toad's role. Homeowners are expected to weed their property. Notices can be sent if this is not the case. Bob stated that one new house was approved. Discussion regarding construction loans.

Bob noted an error - \$2011 is the Operating Surplus. Jeff made a motion to approve the minutes of the last meeting. Kim seconded. Possible place for the Annual Meeting is the Catholic Church.

The next Board meeting was set for June 21 2016 at 5:30pm.

The meeting was adjourned at 6:24pm

Rob Harper, Association Manager