

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MAY18, 2021 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Jeff Duke
Bob Pannier
Rewk Patten
Jordan Brandenburg, Toad Property Management

Jordan called the meeting to order at 5:33 pm.

Jeff made a motion to approve the minutes of the April 20, 2021 meeting with an amendment to acknowledge water testing would be ongoing during the Summer. Bob seconded the motion and it was unanimously approved.

Jordan said the Covenants did not appear to prohibit the rental or reservation of the tennis courts. It was agreed as there were several requests for use of the tennis courts for tournaments or clinics Jeff would research the usual costs for tennis court rental and report back to the Board. Confirmation of liability insurance would be necessary for any group use of the tennis courts.

Jordan said two versions of a draft Budget had been circulated to the Board for review. It was agreed dues needed to remain at the current level and the amount going to the Capital Reserve Fund would be reduced by \$600 for the operating expenses in excess of income. Jordan confirmed the check for tap fees would be issued to Gary Garland as that would reduce the amount shown in the bank accounts. Jordan agreed to review the Design Review income and expense lines and adjust the line items to display the income and expense clearly. Kim made a motion to approve the 2022 Budget (Draft 2) which reduced the Capital Reserve Fund line item by \$600 to make the \$600 available for operating expenses and kept dues at the current level. Bob seconded the motion and it was unanimously approved.

Rewk said he was willing to volunteer for an additional three year term on the Board.

Jeff said a remodel project had a run-off issue in the Spring which caused mud to go onto the road. The contractor had swept the road and due to recent rain muddy tracks had already appeared on the road. It was agreed contractors would be requested to sweep the road close to their construction project on a weekly basis. Jeff agreed to work with the contractor and also request that damage to neighboring lots be addressed. Jeff said he would ask the Design Review Committee to remind owners/contractors to reach out to neighbors for approval prior to vehicles from the construction project driving across a neighboring lot.

Jordan agreed to reach out to the owners currently delinquent on dues.

It was agreed the next Board meeting would be June 15, 2021 at 5:30 pm.

At 5:52 pm Jeff made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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