

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 2, 2020 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by phone: Kim Dunn
Rewk Patten
Jeff Duke
Mary Poole
Scott Kelley, Toad Property Management

Scott called the meeting to order at 5:36 pm.

Jeff said a repair had just been completed by Lacy Construction on the non-potable water system and Jeff agreed to compare the invoice with invoices submitted for similar work last year by Dietrich Dirtworks.

Jeff made a motion to approve the minutes of the April 14, 2020 meeting. Mary seconded the motion and it was unanimously approved.

Prior to the meeting Scott circulated updated financials and a draft budget which would be distributed with the annual meeting documents. The draft 2021 budget included a 3% increase. Landscaping and Grounds Maintenance included expenses for Weed Management and Pond Maintenance. Rewk made a motion to approve the draft 2021 Budget as presented. Jeff seconded the motion and it was unanimously approved. Scott confirmed delinquent owners were being contacted.

After discussion it was agreed Jeff would ask Bob to continue to work on finalizing the letter to John Nichols and the letter would be approved via email and sent to John Nichols prior to the next Board meeting.

Kim and Mary said they were willing to serve additional three year terms on the Board. Scott explained the annual meeting would be held at Queen of All Saints Meeting Room and via Zoom. Scott said the addition of Zoom would require additional time at the meeting to establish who was participating and confirming a quorum. It was agreed the annual meeting documents, with the addition of the financials approved earlier in the meeting, were ready to be mailed to owners.

Concern was expressed about construction site work occurring on a Sunday. Jeff said he had followed up with the sites concerned and reminded them of the guidelines. Requesting owners and contractors to sign a document prior to the start of construction confirming they had read and understood the restrictions outlined in Covenants or Guidelines was discussed.

Jeff said he would continue to investigate a leak at the lake and confirmed Luke had been asked to make some repairs to the irrigation system.

At 6:15 p.m. Rewk made a motion to adjourn the meeting. Kim seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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