

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
TUESDAY JUNE 21 2016
5:30 P.M.**

A Meeting of the Board of Directors of Larkspur Community Association was held on June 21 2016 at the Toad Property Management office, 318 Elk Avenue, Suite 24, Crested Butte, CO 81224.

Those present: Jeff Duke
 Kim Dunn
 Bob Pannier
 Rob Harper, Toad Property Management

By Phone: None

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

Financial Report/Accounts Receivable - Rob reported that Stephanie Prater paid her bill, Prater is off the A/R. Still have payment plans with Lodovico and Howe. Bob was asked by David Owen to see the financials to confirm the health of the HOA; David wants to sell. Bob wanted to make sure confidentiality was in place before handing over the balance sheet. The folks who are looking to buy the David Owen lot want an easement of the maintenance road to access a driveway of a back-of-the-house garage. The DRC says this request is a Board issue. Easement discussion.

Landscaping – Trees have been trimmed and weed spraying will happen again after the 4th. Jeff mentioned that weed killer should be kept from the broadleaf trees. A new tennis court garbage can is needed. Smallest, bear-proof one is preferred. Kim will look into.

Old Business –Need to do something with Howe. No written response from her after the written correspondence(s) sent by Jacob/Rob. Rob suggests that she needs to come back to the Board with a plan, otherwise, the Board is wasting it's time. If properly done, Jeff commented, 4-6 lots with communal space would benefit the community. Perhaps if a seasoned developer stepped in? A real plan with a timeline is what is needed, not just a homeowner wanting to sell lots. Bob volunteered to draft a letter with some of Jacob's language to send to the Howes.

To fix the leaking lake, Jeff proposes pouring concrete into the manhole, caulk around the pipe and cement, let cure, costs almost nothing to try. Jeff's proposal doesn't hinder using the professional guy (who quoted \$5700). If Jeff's solution doesn't work, can look to do something else next spring. Kim and Bob are leaning towards getting more bids this year, Jeff agrees. Discussion regarding short term solutions vs. long term solutions, loss of water, assessments and dues. Jeff's costs so far have been \$617.00.

The street-lights were fixed, the light in front of Kim's was dimmed. Jeff purchased all the parts and CB Electric finished the job. Jeff spent \$317.00 on bulbs and ballasts.

Design Review Guidelines – The previously discussed changes will be posted to the website and the July BOD meeting will be the time/venue for public discussion & input as the 20 day notice will not be met before the Annual meeting. Discussion about DRC enforcement and the Hodges sod amount. Non-potable water use counts for 90% says Jeff per the water committee. Bob suggests counting the correct amount of sod that has been laid for the record; the Board can then make a decision to give a variance. All agreed that the homeowner has been extremely easy & pleasant to work with; Rocky Mountain Trees may have had the sod-in-waiting and therefore played an un-wittingly role.

New Business - Kim notes that Stuart Hunter parks his trailer on the street, Rob says call Toad to be the enforcer. Discussion regarding the notarizing the proxies, dividing up the list to get them in. Discussion regarding construction activity in town.

The meeting was adjourned at 6:40 pm

Rob Harper, Association Manager