

**LARKSPUR COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING
VIA ZOOM
TUESDAY JULY 6, 2021
5:30 P.M. MDT**

Present: Kim Dunn
Jeff Duke
Mary Poole
Bob Pannier
Taylor Reeves
William Paape
Caren Carroll
William Hans LLC
James Frank
Michael Galvin
Erika White
Claire Menefee
Kevin Schiferi
Ann Gibson
Jordan Brandenburg, Toad Property Management

By Proxy: Corrie White
Daniel Katzenberg
Wilma Properties LLC
Peter Kubisiak
Gary Kob
Carol Hildebrand

Jordan Brandenburg called the meeting to order at 5:33 pm and confirmed notice of the meeting was mailed to owners on May 28, 2021. With 6 proxies and those participating by Zoom a quorum was established. Kim Dunn made a motion to approve the minutes of the July 7, 2020 Annual Meeting. Mary Poole seconded the motion and the motion was unanimously approved.

Jeff Duke said landscaping was now underway after a late start. Jack Dietrich continued to take water samples for the State and all recent readings had been good and it did not appear a filtration system needed to be installed. Jeff explained he would continue to work on the street lights and said irrigation systems were now up and running.

Mary Poole gave an update on the construction projects and said there were 14 projects in various stages of completion.

Mary Poole explained a Landscaping Committee had been formed. Mary said work had started on one of the flower gardens and the Committee would be reviewing options for other areas, including the pond and children's playground. Volunteers would be asked

to help maintenance of the gardens and some “weeding parties” were being scheduled. Owners were encouraged to help in making Larkspur look beautiful. Erica had been hired to work on the landscaping and Erica was thanked for her work on the gardens.

Jeff Duke explained Roger Cram had once again coordinated work at the tennis courts as well as setting up the east court for pickle ball. Jeff explained Roger Cram had been a great asset and Roger would be raising funds for purchase of tennis court equipment and materials.

Bob Pannier said there had been a lot of construction projects and Larkspur was growing substantially. Dues continued to increase by 3% each year. In 2020 there had been a slight deficit due to work on the water line and without that cost expenses would have been slightly under budget. Landscaping expenses in 2021 would be lower while a master plan was prepared and more landscaping funds spent in the future. Legal fees were over budget and Jeff Duke said discussions with Wright Ranch, involving water flow, were ongoing. Bob reminded owners Larkspur owned all the infrastructure, including water, sewer and tennis courts. Jordan Brandenburg said two owners were delinquent on dues and Jordan said he would continue to follow up and late fees and penalties were being added.

Kim Dunn made a motion to ratify the 2021 Budget. The motion received a second and was unanimously approved.

Jim Frank made a motion to ratify the 2022 Budget. The motion received a second and was unanimously approved.

Jordan Brandenburg explained Rewk Patten was willing to continue on the Board for an additional term. A motion was made to appoint Rewk to the Board for an additional term. Mary Poole seconded the motion and it was unanimously approved.

Jordan explained an email had been sent out to owners reminding owners of the need to notify Toad if short term rentals were being operated at their property. Jordan confirmed he had received responses from several owners. Mary Poole asked that owners make their renters aware of the rules and regulations and the need to keep Larkspur as a friendly, family neighborhood. A few complaints had been received about vehicle speeds, noise, trash and roaming dogs or lack of poop pickup. The purpose of Toad collecting short term rental information was to have contact information available if a problem arose. Toad was not currently conducting a “policing role” and would not unless it was necessary in the future and any additional costs associated with short term rentals would need to be paid by the owners who were renting their homes.

The Board and the Committees were thanked for their work. Concern was expressed about the snowplows damaging sod and landscaping and it was suggested additional snow poles be added. A noticeable change in service and finesse had been noticed due to personnel changes at Lacy Construction and it was agreed the Board would discuss at a future Board meeting.

The Board meetings would continue to be the third Tuesday of the month and owners were welcome to join the Zoom meetings. Owners would be notified by email of meetings and also owners wanting to volunteer for landscaping or maintenance projects around the neighborhood would have the opportunity to sign up for email notifications of projects.

Jeff Duke said there had been some interest in purchasing the Rec Lot parcel but no purchase contract was yet in place. Changing the Rec Lot to residential would require approval of at least 67% of owners.

At 6:23 pm Jeff Duke made a motion to adjourn the meeting. Bob Pannier seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management