

**LARKSPUR COMMUNITY ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
VIA ZOOM  
TUESDAY JULY 7, 2020  
5:30 P.M. MDT**

**Present:** Kim Dunn  
Jeff Duke  
Mary Poole  
Bob Pannier  
Caren Carroll  
Ann Gibson  
Travis and Erika White  
Anita Wynes  
Max Lenker  
Charles Gries  
Debbie Cox  
Heather Connor  
Caren Carroll  
Scott Kelley, Toad Property Management

**By Proxy:** DMTJR Enterprises  
Gary Garland  
Marcus Gillespie  
Erika Hosier  
Peter Kubisiak  
John Nichols  
Wilma Properties LLC  
Zephyr Mountain Properties LLC

Scott Kelley called the meeting to order at 5:35 pm and confirmed notice of the meeting was mailed to owners on June 4, 2020. With 9 proxies and those participating by Zoom a quorum was established. Kim Dunn made a motion to approve the minutes of the July 8, 2019 Annual Meeting. Bob Pannier seconded the motion and the motion was unanimously approved.

Jeff Duke said the dues increase in 2019 had helped with cash flow and budgeting. Jeff explained three water repairs had been made during the year and the asphalt had been repaired on the 2019 projects and for the most recent 2020 repair the asphalt would be replaced after the winter to make sure the problem had been solved. Jeff said three construction projects were just finishing up, two projects, one new construction and one remodel, were just starting up and one new construction was expected to start in the next couple of weeks.

Jeff explained the Board would obtain a bid from SealCo for crack sealing the roads prior to winter.

Bob Pannier said the dues increase in 2019 had put the Association in a good position to respond to maintenance and small capital projects and it was anticipated 2020 costs would finish the year close to Budget. Bob said owners should anticipate a 3% increase in dues each year to keep up with inflation and increasing costs.

Bob Pannier said Larkspur had become a public water district in 2019 and there might be higher costs each year to keep up with inspections. Bob explained the Association owned the infrastructure for both water and sewer although East River Sanitation District operated the sewer.

Bob explained the Association had approximately \$11,000 in receivables and was in the process of chasing those owners who were delinquent on their dues. Bob summarized some of the expenses for legal and landscaping which had been over Budget.

Caren Carroll made a motion to ratify the 2020 Budget. Debbie Cox seconded the motion and it was unanimously approved.

Ann Gibson made a motion to adopt the 2021 Budget. Debbie Cox seconded the motion and it was unanimously approved.

Scott Kelley said Kim Dunn and Mary Poole were willing to continue on the Board for additional three year terms. Bob Pannier made a motion to appoint Kim and Mary to the Board for three year terms. Ann Gibson seconded the motion and it was unanimously approved.

Jeff Duke said after the 2019 annual meeting the Board had given a list of items which needed to be addressed in order for the Howe's to move forward with a project at the Rec Lot but nothing had been received. It was explained R1 was platted as a Rec Lot together with some condominiums and a change to the use of the land would require an amendment to the Covenants, requiring 67% approval of owners.

Jeff thanked owners for participating in the meeting via Zoom. Jeff said Google docs might be used in the future to coordinate community work days or projects in an effort to keep the neighborhood looking good and keeping costs down.

Caren Carroll made a motion to adjourn the meeting at 6:06 pm. Jeff Duke seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management, Inc