

**LARKSPUR COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING
QUEEN OF ALL SAINTS MEETING ROOM
401 SOPRIS AVENUE, CRESTED BUTTE, CO 81224
MONDAY JULY 8, 2019
5:30 P.M. MDT**

Board Members Present:

Kim Dunn
Jeff Duke
Rewk Patten
Bob Pannier

Other Community Members Present:

Jeff Bivens
Pablo and Maria Fanti
Pat Golden
Todd and Caren Carroll
Anne Gibson
Emily Pannier
Travis and Erika White
Stewart and Janet Hunter
Dawn Howe
Jim Frank
Laird Cagen
Mary Poole
Jason Kidd

Others Present:

Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob Harper called the meeting to order at 5:32 pm and confirmed notice of the meeting was mailed to owners on May 31, 2019. With 11 proxies and those in attendance a quorum was established. Todd Carroll made a motion to approve the minutes of the July 9, 2018 Annual Meeting. Kim Dunn seconded the motion and the motion was unanimously approved.

Brush Creek Update: Bob Pannier said Gary Gates had just requested a one year extension from the County for the Brush Creek Development preliminary plan submittal. Bob explained Friends of Brush Creek would submit a written rebuttal to the County regarding a one year extension but the County would make the final decision on granting or denying more time to satisfy the list of items required as part of the preliminary plan process.

Water Committee Update: Jeff Duke said two leaks in the non-potable water system had been identified and repaired and additional original infrastructure problems might be located in the future as more homes were built. Jeff explained the pond was in good condition and a dye was added to the pond as needed to restrict plant growth below the

water surface. Jeff said by the end of the Summer he expected the State to confirm Larkspur as a public water system and additional regulations would be required at that time.

Design Review Committee Update: Jason Kidd said three homes were under construction and a fourth project was expected to start soon.

Recreational Lot: Dawn Howe said the Howes had been working with the Board regarding possible residential development of the Rec Lot and following an approach by Gary Garland they had entered into an agreement to sell the Rec Lot to Gary and he would go through the approval process to change the plat for the Rec Lot to residential lots. However, at the end of June Gary had pulled out of the agreement as he had not received the initial response he wanted to a Ballot which had been mailed to all owners. Dawn explained they were currently considering two options and welcomed input from those at the meeting:

1. The first option was to let the current Ballot continue and review responses after the 60 day period required by the State.
2. The second option was to send out as soon as possible a plan together with a comprehensive narrative explaining costs, density, open space, infrastructure, water and traffic and giving owners 30 days to provide feedback on those plans. Once the feedback had been assimilated a new ballot and comprehensive narrative would be circulated giving owners 60 days to accept a residential plan, subject to the County approving the change of use and the project.

After a long discussion regarding future use of the Recreational Lot Dawn Howe agreed to prepare an email clarifying the present position and asking for feedback from owners within 30 days.

Financial/Budget Report: Bob Pannier explained the draft 2020 Budget had been modified prior to the meeting and copies of the revised document were available at the meeting. Bob said 2018 finished with approximately \$10,000 in additional expenses for repairs and maintenance, water augmentation and legal expenses. Bob explained the Balance Sheet figure of \$216,704 included cash which the Association did not own such as performance deposit funds. Bob explained the Association owned and treated the potable water, the Association also owned the sewer lines and East River treated that water and as those costs were depreciating assets the Board would be allocating values to the infrastructure and funds needed to be held in reserve to cover repair and future replacement of the infrastructure. The Association as at December 31, 2018 held \$84,000 from water tap fees in a Reserve account and tap fees would continue to be put into that separate account to cover future costs. Bob said from the \$216,704 total cash, approximately \$38,000 was available for the Association to use to meet operating shortfalls or capital projects.

Bob explained the Association would place funds in separate banks to avoid exceeding the \$250,000 FDIC threshold.

Bob said the significant snow fall during the 2018/19 winter had resulted in costs of \$23,500 for snow removal and by the end of 2019 it was anticipated operating expenses would exceed budget by approximately \$15,500. Bob explained the 2019 shortfall could be covered from Reserves but a 23% dues increase for the S Lots and 3% increase for the E lots in 2020 would be necessary to avoid special assessments.

After discussion Laird Cagan made a motion to ratify the 2019 Budget. Jim Frank seconded the motion and it was unanimously approved.

Elections: Rob explained Bob Pannier and Jeff Duke were willing to continue on the Board for additional three year terms and there was one vacant position on the Board. Jim Frank made a motion to appoint Bob and Jeff to the Board for an additional three year term. Laird Cagan seconded the motion and it was unanimously approved. Rob encouraged owners to volunteer for the vacant position on the Board.

Pat Golden made a motion to adjourn the meeting at 7:03 pm. Caren Carroll seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management, Inc