

**LARKSPUR COMMUNITY ASSOCIATION
ANNUAL HOMEOWNERS MEETING
401 SOPRIS AVENUE, CRESTED BUTTE, CO 81224
MONDAY JULY 9 2018
5:30 P.M. MDT**

Board Members Present:

Kim Dunn
Jeff Duke
Rewk Patten
Bob Pannier
Rob Zillioux

Other Community Members Present:

Erika White
Dawn Howe
Anne Gibson
Jim Frank
Emily Pannier
Caren & Todd Carroll
Jason Kidd
Erika Hosier
Deuce Wynes
Laird Cagen
Mary Poole
Liberty Michos
Wouter Van Tiel

Present By Proxy/Proxy Holder:

Spencer Trippe / Jeff Duk
Sam Trippe /
Shannon Renick / Kim Dunn
Peter Kubisiak / Rewk Patten
Debbie Hodge / Rewk Patten
Debbie Cox / Jeff Duke
Scott Hahn / Rewk Patten
Bryan Harlan /
Gary Garland / Jeff Duke
Tim Seifert /
Gary Kob / Erika White

Others Present:

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

Rob Harper called the meeting to order at 5:37pm. All Board members are present and with proxies a quorum is established. Proof of Meeting Notice was sent on 31 May 2018. Jim Frank makes a motion to approve the minutes of the Annual Meeting of 2017, Bob Pannier seconds, all in favor, minutes approved.

President's Report: Monthly Board meetings have spent time discussing the Brush Creek development Jeff Duke says. Jeff thanks Roger Cram and the tennis club for upkeep of the tennis courts & windscreens will be replaced as needed this year; re-surfacing the tennis courts will likely require a future assessment. The lake is a little lower this year, and as a member of the Water Committee, Jeff is monitoring. In addition, Jeff is looking to use a vinegar solution (non-toxic) later this summer to manage future weed growth around the lake & pathway.

Brush Creek Development Update: Bob Pannier is the President of a non-profit called the Friends Of Brush Creek (FOBC). Bob reported Gary Gates is firm on building 220 units on the 14 acre parcel yet large issues regarding water & sewer remain unanswered. Besides density, FOBC maintains Gates' development offers too little (just 30-ish) in affordability and not enough space is dedicated to recreation. Talks continue.

Design Review Committee Update: Jason Kidd reminds all that new color or stain on homes/structures requires approval. Five building projects will conclude this year. Updated guidelines are available online via toadpropertymanagement.com under Larkspur. Anyone interested in joining the Design Review Committee, please contact Jason.

Financial/Budget Report: Bob Pannier states the budgeted numbers for landscaping and repairs/maintenance have been a focus, to keep more control of. Discussion regarding receivables, the same 4-5 owners are habitually behind in dues/assessments. One foreclosed property dollars owed will need to be written off. Discussion regarding reserve dollars & capital improvements. Bob made a motion to approve the 2018-19 budget as proposed & distributed today, Kim Dunn seconds, all in favor, motion approved.

Water Committee Update: Costs to monitor the tap water (quality assurance) have increased from \$500/month to \$600/month as the Larkspur Association water source moves into becoming an official "public water supply". Individual water meters may one day be installed, but until then, Larkspur community members do not pay for water.

Elections: John Nichols makes a motion to re-elect Rewk Patten to a three-year Board Member term, Jeff Duke seconds, all in favor, motion approved.

Recreation Lot Update: Dawn Howe, owner of the lot, would still like to sub-divide the parcel which is currently on the market for just under one million dollars. Discussion on the size of the sub-division, Land Use Resolution (LUR) changes/approval. Water & utilities would need thorough research. The Board is willing to hear any due diligence.

New Business: The outdoor street lamps/bulbs repair has been an on-going issue. Jeff will present his research to the Board at the next meeting, order some samples, and get the project going again.

John Nichols makes a motion to adjourn, Jeff seconds, all in favor, meeting adjourned at 6:35pm

Rob Harper, Toad Property Management, Inc

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