

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY SEPTEMBER 19 2017 5:30PM MDT  
318 ELK AVENUE SUITE 24  
CRESTED BUTTE COLORADO 81224**

**In Attendance For The Board**

**Bob Pannier  
Jeff Duke  
Rewk Patten**

**Also In Attendance**

**Rob Harper, Toad Property Management Inc.**

**Rob Harper called the meeting to order at 5:35pm, confirming a quorum. Bob Pannier makes a motion to approve the minutes of the meeting held 7/17/17, Rewk Patten seconds, all in favor, minutes approved.**

**Beautification Update: Not all lot owners are taking care of their weeds, discussion about the worst offenders. Suggestion to hire John Scott (worked at Red Mountain) to have the common areas sprayed, be consistent. Grounds-keeping is over budget, maybe have another community weed-pull? Suggestion to use weeds pulled from the pond as ground cover. Discussion about how best to control lake vegetation growth, keeping in mind that any substance used in the lake ends up on the community lawns. It was decided to have Toad remove the new growth cat-tails.**

**Brush Creek Project Update: Commissioner Phil Chamberland is hosting a coffee on 9/28/17 & 10/5/17 is the date for public comment in front of Crested Butte Town Council. Friends Of Brush Creek is working to submit an alternate plan for a smaller scale development of essential housing; Bob states that just 58 of the 240 GatesCo proposed will be classified as essential. Discussion of sending a letter to the Larkspur Community for contributions; will be an uphill/legal/political battle.**

**Construction Update: Nichols will have electric hooked up and a portable potty installed. The DRC wants a detailed schedule & timeline for the project and plans to hold him to written deadlines or be fined; wants the Board to back this idea. The DRC will craft this letter, Rob will send on behalf of the Board.**

**Financial Update: Close to \$4000 A/R outstanding. Bob reports that unless December snow totals are un-expectedly large, 2017 should be close to budget including the \$11,000 special assessment to help pay for the big snow year.**

**New Business: After discussing the options, it was agreed to hire Lacy for the upcoming snow removal season.**

**The meeting adjourned at 6:30**

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**Rob Harper, Toad Property Management, Inc.**