

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MINUTES OF MEETING
TUESDAY SEPTEMBER 20, 2016 5:30 P.M. MDT
318 ELK AVENUE, SUITE 24
CRESTED BUTTE COLORADO 81224**

In Attendance:

Jeff Duke
Laddie Coburn
Kim Dunn
Bob Pannier
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:33 pm. There was discussion to approve the Annual Meeting's minutes; however, Jeff's comments about a survey needed to be disseminated from the Board, not from the Water Committee. Also changes to the minutes needed to be made to the water usage write-up. Potable water usage is estimated at 3-4 million gallons per year at full build-out, with a total of 16 million gallons of potable + non-potable water per year available. There was also further discussion on water rights and ownership. Laddie will correct the draft minutes and send to all for a second review.

Manager's Report: Rob reports Heather Conner's intention of resigning from the Board citing scheduling conflicts. Discussion ensued about the number of Board members required. Kim reminds the necessity for Heather to resign in writing per the by-laws. Kim will contact Heather regarding website housekeeping. Jeff suggests "putting the word out" for a Larkspur owner able to meet every third Tuesday of the month to join the Board. The noxious weed letter that was sent out was a great success. Toad worked with about 15 homeowners to clear lots.

Financial Report: Bob Pannier reported that through August 2016, tap fee code in the budget had only entered twice. He also noted that on-line banking isn't accessible at this time, and we are receiving penalty and interest income from the S-1 lot. Accounts receivable outstanding are from the S-20 lot, \$1000 paid on 9/17/16 is now down to \$750. Discussion ensued about grounds maintenance/property maintenance costs (done by Toad) vs. sprinkler repair/irrigation work (not done by Toad). There was also discussion about moving forward with the work regarding repair of the path around the lake. Laddie reports that the costs involve pulling weeds, purchasing crushed stone, path definition, and necessary permissions at the SW corner. Additional discussion occurred about costs of beautification projects – identify the project(s), get bids, confirm the budget dollars available. Laddie will approach the owner of the lot the path needs to go through on the SW corner. There was also discussion about unhealthy aspen trees on common grounds and in the road islands.

Lake Update: All agreed the lake is full and looks good, the repairs are working, and no more water is contaminating the electrical box. The electrical company did not charge Larkspur to add a junction box. Jeff confirmed the building was stained. Pond maintenance for fall and winter was discussed - Jeff suggests turning off auto-fill and draining the upper pond to a sufficient level to cut the cat-tails close to the root, without chemical use.

Design Guidelines: Laddie expresses concern over the many new appendices (A-M) in the proposed design guidelines; if retained, they need to be completely explained, each discussed within the document, and located in the table of contents. Bob agrees and he will take these changes back to the DRC. A driveway size discussion ensued, with concern over the 20ft maximum curb attach width, which gets even narrower in the winter with snow removal and plowing to keep the driveway entrance reasonably open. Why does Larkspur need to be more restrictive than Gunnison county guidelines? Jeff brings up concern that the wording on manicured lawns acquired by seed or sod needs to be tightened up. A verbal request from Stewart Hunter and Rewk Patten for Lot S-28 was discussed to provide a berm between the rear of the house lot and Brush Creek Road, similar to Skyland, to block road noise. A discussion of placement, size, existing topography, and cost ensued. No decision was taken on the matter; however, a formal written request will likely be required for BOD action to be taken.

New Business:

- Discussion was held about what to include in a survey intended for Larkspur homeowner feedback. Laddie will initiate action to provide a draft Survey at the next meeting and provide ideas the BOD may consider related to Larkspur beautification, facilities and amenities.
- Action needs to be taken to extend the Toad Property Management Contract beyond 1 November 2016. .
- A reminder that the Board is responsible for enforcing the By-Laws and Covenants. But who is responsible for enforcement (and possible fining) of Design Review/Construction violations? A Third Party, paid by a non-refundable fee up-front is suggested. Should the Design Review Committee increase from 4 to 5 members is an issue for the DRC to decide. Rob will contact an individual he knows to act as that independent third party, and Jeff will discuss the subject further with Emily Pannier, Chairman of the DRC.
- A discussion was held over repair and maintenance on lotowner curb stop valves and taps, including potable, non-potable water, and sewer - Jeff's research around town says the homeowner is responsible, but nothing specific found in the Covenants. Rob will consult with Jacob (Attorney) for language guidance.

Jeff makes a motion to adjourn and Laddie seconds, all in favor agreed, and meeting adjourned at 7:25 pm.

Rob Harper, Toad Property Management, Inc.