

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MAY 14, 2024 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Rewk Patten
Bob Pannier
Mary Poole
Rob Harper, Toad Property Management
Erin Dicke, Toad Property Management
Bart Laemmel

Erin called the meeting to order at 5:30 p.m. and confirmed a quorum. Erin explained notice of the meeting had been sent on April 30, 2024.

Bart explained the Crested Butte Fire Protection District wanted to construct a duplex at 30 Nicky Court. The lot had side setbacks of 15 feet which made it difficult to build on the lot and keep within those setbacks. Using a 10 foot setback, the same as other lots in Nicky Court, would allow the Fire District to construct a duplex with adequate parking and Bart suggested the Board approve a variance. The Variance documentation had been drafted by Bart and approved by Beth Appleton, legal counsel, and the Design Review Committee. Kim made a motion to approve the Variance Request Form for 30 Nicky Court. Mary seconded the motion and it was unanimously approved.

Bart left the meeting.

Kim made a motion to approve the minutes of the March 19, 2024 meeting. Mary seconded the motion and it was unanimously approved.

The annual meeting was scheduled for July 9, 2024 at 5:30 p.m., via Zoom, and the draft Budget would be discussed at the next Board meeting on June 18, 2024 at 5:30 p.m. Mary suggested a homeowners potluck/picnic during the Summer, close to the annual meeting date.

Erin said other snow removal contractors were being approached and Lacy Construction had received notice of termination to prevent the auto renewal in June of their snow removal contract. Lacy Construction would be considered for snow removal along with other contractors.

Prior to the meeting a financial report had been distributed to the Board for review. Rob explained the Association had \$14,000 in the checking account and approximately \$186,000 in the Money Market account which could be used to pay expenses during the year but a dues increase in 2025 would be necessary, or a special assessment, as expenses had increased. Deed Restricted lots had a restriction of 3% for annual dues increases and it might be necessary to increase other lots by more than 3%. Rob explained Design Review expenses for Bart Laemmel would reduce during 2025 and less construction was anticipated for 2025. After

discussion it was agreed Bart would reduce drive through inspections to twice a month instead of every week. Concern was expressed about snow removal being approximately \$8,000 over budget and a special assessment to recover that money was suggested. Funds could be used from the Money Market account until the special assessment was approved and assessed for 2024 snow removal costs.

Rob confirmed a \$950 Design Review Fee was being collected for new construction.

Unforeseen expenses for projects, landscaping, snow removal and drafting governing documents, had been incurred during 2023/2024. Rob, Erin and Bob agreed to work on a draft Budget. Bob made a motion to move \$35,000 from the Money Market account to the Operating Account. At the October meeting the Board would once again review finances and authorize the transfer of additional funds if necessary. Rewk seconded the motion and it was unanimously approved.

Prior to the meeting Jeff had suggested not adding dye to the ponds as significant work had been performed on the ponds to mitigate issues without the use of dye. It was agreed to leave the ponds in their current condition and not add dye.

Mary agreed to recirculate Design Review Guidelines which had been updated by Bart Laemmel. Bob made a motion for the Design Review Committee to appoint a new member of the Committee without Board approval. Rewk seconded that motion and it was unanimously approved. Mary agreed to follow up with the Design Review Committee.

At 6:45 p.m. Kim made a motion to adjourn the meeting. Rewk seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Speak to owners about potential potluck/picnic	Mary
Obtain snow removal proposals	Rob/Erin
Reduce Bart Laemmel drive throughs to twice a month	Rob/Erin
Prepare draft Budget	Bob/Rob/Erin
Move \$35,000 from Money Market to Operating	Toad
Circulate Design Review Guidelines to Board and update Committee	Mary