

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 31, 2017 - 5:30PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE, COLORADO 81224**

In Attendance:

**Jeff Duke
Kim Dunn
Bob Pannier
Rewk Patten
Heather Woodward**

Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 5:32 pm and confirmed a quorum.

Jeff made a motion to appoint Rewk to serve on the Board for the remainder of Laddie Coburn's term (expiring Summer 2018) and Heather to serve for the remainder of Heather Conner's term (expiring Summer 2017). Kim seconded the motion, all in favor, and the motion passed.

Bob made a motion to approve the minutes of the meeting held November 29, 2016. Kim seconded the motion, all in favor, and the motion passed.

Financial Report: Bob identified some adjustments to YTD totals and suggested some line item changes for the 2017 budget. It was agreed dues should increase annually by 3% as permitted in the Bylaws. This was not done in 2017 and it was agreed it must be enacted in 2018. Bob volunteered to prepare the 1128 tax return and said the relevant software would cost approximately \$50.

Snowplowing: Rob said Luke had become over-whelmed with the snow removal and in mid-December Lacy Construction had started to plow. Rob said he had been working with Lacy Construction to have Larkspur plowed by 7:30 am and to have the detail work performed to previous specifications.

Survey: Kim volunteered to take the completed surveys, analyze the results and report back to the Board.

Design Guidelines: Kim suggested some "clean-up" to the document and it was agreed the document was ready to post to the website. Public comment period would be 20 days and February 28, 2017 would be the target date for a vote. After discussion of the new house design from Jim Barney it was agreed to send the plans back to the DRC.

New Business: Rob outlined his idea of the Crested Butte Fund. Jeff said the pump house needed to be kept clear of snow and agreed to approach Luke to do that. Jeff said he would continue to follow up with CB Electric for a LED test bulb for the street lamps. It was agreed many street lamp bulbs were out and it might be a good time to change all bulbs to LED. Jeff confirmed the pond aerator continued to run to help minimize the stagnant smell.

Meeting adjourned at 6:52 pm

Rob Harper, Toad Property Management, Inc