

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY MARCH 21 2017 5:30PM MDT
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

In Attendance:

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

Wouter Van Tiel – Design Review commentary

Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 5:43 pm, confirming a quorum. Kim Dunn makes a motion to approve the minutes of the meeting held 31 January 2017, Jeff Duke seconds, all in favor, minutes approved.

Design Review Guidelines: The Board agrees to approve the Guidelines at this meeting. Board member input/proposed changes have been in discussion; the latest being - height restrictions based on the County's calculation/formula; building mediums – wood, stucco, etc., should there be a percentage?; driveway access from the main road; affordable housing criteria; sod vs. seed & irrigated lawns. Jeff makes a motion to approve the Design Review Guidelines with the discussed changes and revisions, Bob Pannier seconds, all in favor, motion approved.

Survey: Kim summed up the results – respondents want island grass maintenance, path improvement around the lake. "No" subjects – dues increase, holiday lights, flowers in common areas. Most are interested in having more trees in the common areas and around the lake. Discussion about new trees, watering system, uniform look for the path, grand plan/steps to get this started.

Financial Report: Over budget on snow removal. Assessment discussion needed before the Annual meeting (in July).

New Business: VRBO (and the like) guidelines discussion started, what rules & regulations any renter should follow. Homeowners in violation of Covenants need to be dealt with stronger than a verbal. Enforcement procedures. Rob will prepare a letter to send to the community as a reminder before actually fining anyone.

Meeting adjourned at 7:10pm

Rob Harper, Toad Property Management, Inc.

