

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JANUARY 21, 2025 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Jeff Duke
Kim Dunn
Mary Poole
Rewk Patten
Carolyn Schiferl
Liz McGill
Tom Harkin
Jim Frank
Rob Harper, Toad Property Management
Bayliss Baker, Toad Property Management

Rob called the meeting to order at 5:33 p.m. and confirmed a quorum of the Board. Rob explained notice of the meeting had been sent to all owners on January 17, 2025.

Jeff made a motion to approve the minutes of the December 17, 2024 meeting. Kim seconded the motion and it was unanimously approved.

Mary explained 14 owners had volunteered to join the Short Term Rental Committee, 4 full time residents and some part-time residents, some who rented and some who didn't and some owners of homes under construction. It was generally agreed the Committee could start with all 14 volunteers. The first meeting would be in early February and Agenda topics for discussion would be updates to the current policy for Short Term Rentals. Mary would share that document with the 14 volunteers and Toad would provide a Zoom link for the meeting and prepare minutes. Mary said the second Agenda topic would be potential limits on short term rentals. Mary suggested the emphasis should be retaining the feel of a neighborhood rather than encouraging business ventures. The Committee would provide recommendations to the Board, Beth Appleton, legal counsel, would be involved as necessary and then the recommendations shared with owners.

Some owners had complained about large berms being left across driveways after plowing. Jeff said he had spoken with Rask Dietrich about the berms and Rask had agreed to pay more attention to those areas. Rob explained an invoice for the end of November to January 2nd indicated plowing was taking approximately 2 hours each time. There had been 7 plow days during that time period. Rob agreed to compare Lacy Construction pricing with the current invoice. It was generally agreed snow removal would occur after 4 inches of snow and the Board would continue to monitor as the driver had to learn some of the specific requirements.

Jeff said Beth Appleton, legal counsel, would have some language regarding fire pits ready for the next meeting.

Kim asked that a reminder be sent to owners to pick up dog poop and drive carefully and slower through the neighborhood.

Jeff said he intended to ask the algae control contractor for the pond to also provide a bid for cattail control. At the present time that information was not available and would be discussed at the next meeting.

At 6:00 p.m. Kim made a motion to adjourn the meeting. The motion received a second and was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Short Term Rental Committee	Mary / Toad
Review prior year snow removal invoices and compare	Toad
Contact Rask Dietrich to discuss 4 inch snow rule	Jeff
Draft language regarding exterior fire pits	Jeff / Beth Appleton
Email owners about dog poop pick up and vehicle speed	Toad
Obtain estimates for algae control and cattail control	Jeff