

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MARCH 18, 2025 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Jeff Duke
Kim Dunn
Mary Poole
Bob Pannier
Rewk Patten
Debbie Hodge
Sebastian Puente
Don Turk
Jim Frank
Carolyn Schiferl
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:32 p.m. and confirmed a quorum of the Board.

Jeff made a motion to approve the minutes of the January 21, 2025 meeting. Kim seconded the motion and it was unanimously approved.

Sebastian Puente explained County approval had been obtained for the Rec Lot project and the County would be recording the Plat. A Reclamation Permit had been issued so dirt work could start. A sewer line down the center of the lot would be the first work, subject to approval from East River Sanitation District and the Association. Ben White, Architect, was working on the design and location for the Pavillion and Restroom. The location of the fishing pier was also being discussed. Lot 5 on the Rec Lot would be the first construction. The plan for the amenities needed to be finalized and cost estimates prepared so the County could determine the Performance Guaranty. Sebastian said he would update the Association as new details became available.

Bob said he had made an initial review of the financial reports and it appeared the dues had been set at the correct level and it had been a lower snow year than the past few years. Rob confirmed Toad continued to contact owners who were delinquent on dues – a total of approximately \$13,000.

Mary explained the initial meeting of the Short Term Rental Committee had gone well with some owners who rented and some who did not. Tasks had been assigned and owners were working on the preparation of draft rules, reviewing licensing and taxes and preparing a Mission Statement. Documents would be prepared and then sent to the Board for review and approval. Debbie Hodge said some owners, not part of the initial meeting, might have additional comments. Minimum stays would be reviewed and considered.

Mary said the Contact List for use by the Board needed to be updated and Rob said he would send Mary a current list. Mary suggested preparing a voluntary owner contact list to be shared in the neighborhood. Rob explained there was a process to be followed, in accordance with State regulations, to obtain approval from owners who wanted to release personal contact information. Mary said she would try to determine the local interest in having a list.

Jeff explained a Contract had been received for pond management. The cost would be approximately \$9,000, 2 visits to apply peroxide in July and August, a product for continued treatment of the pond health and an assessment of future treatment of the cattails. Jim Frank said he recommended treating the cattails for two years. Jeff said cutting the cattails might allow the chemical to be more effective. The cost had not been included in the 2025 Budget. It was agreed Jeff and Bob would review the Budget to determine the priority of the project and if the Association could afford to enter into the Contract. The subject would be discussed at the next meeting.

Language regarding fire pits had been circulated to the Board for review and Jeff said he was trying to discuss the draft document with Beth Appleton, legal counsel. Mary said the Design Review Committee would be meeting and could discuss the document. Jeff would continue to work on the draft document.

Rob explained Beth Appleton, legal counsel, had updated three policies in accordance with new State regulations. The policies related to Records, Enforcement and Collection of Unpaid Dues. Jeff made a motion to adopt the amended policies for Records, Enforcement and Collection of Unpaid Dues. Bob seconded the motion and it was unanimously approved. Jeff agreed to sign the policies and Rob would post them on the website.

Jeff said he was in contact with the Water Attorney regarding the use of the water from the three springs. It was currently necessary to confirm usage every 5 years and Jeff would continue to research making the Water Rights Absolute and reduce the need to confirm usage every 5 years.

The next meeting would be held on April 22, 2025 at 5:30 p.m.

Jeff suggested an annual meeting in the Fall instead of a July meeting. It was agreed to discuss at the April Board meeting.

At 6:35 p.m. Kim made a motion to adjourn the meeting. Mary seconded the motion and it was unanimously approved.

Action Item to Do:	Responsible:
Short Term Rental Committee	Mary
Reach out to some owners about a Contact List	Mary
Review finances and pond maintenance	Jeff / Bob
Draft language regarding exterior fire pits	Jeff / Beth Appleton
Sign 3 amended Policies and load on the website	Jeff / Toad
Review absolute water rights	Jeff

DRAFT