

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MARCH 19, 2024 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

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

Rob called the meeting to order at 5:31 p.m. and confirmed a quorum. Rob introduced Erin Dicke of Toad Property Management.

Erin explained notice of the meeting had been sent on March 12, 2024.

Kim made a motion to approve the minutes of the December 20, 2023 meeting. Jeff seconded the motion and it was unanimously approved.

Jeff said the Board had not received a Grant Application from the tennis court group so there was nothing to submit and the deadline was rapidly approaching. Jeff explained there might be less expensive options to improve the courts and he would continue to research.

Rob confirmed an invoice had been sent to Sebastian Puente for the work performed by Beth Appleton and payment was expected in the next few days. Rob and Erin agreed to review legal invoices for the past couple of years to confirm the cost of work on the Rec Lot. If necessary Rob and Erin would contact Beth Appleton for explanation or to increase the amount for reimbursement.

Erin explained Bart Laemmel had sent a document with revisions to the Design Review Guidelines. Mary said the Design Review Committee (DRC) had reviewed the revisions and she would follow up to confirm the document was approved by the DRC. Once the DRC and the Board approved the language the document would be posted on the website for 30 days for owner comment. Jeff said he would follow up with Bart Laemmel about existing term limits on the DRC.

Rob said first quarter financials would be discussed at the next meeting together with 2023 expenses.

Jeff said it was hoped the new aeration system and other work would mitigate algae issues in the ponds. After discussion Jeff made a motion to spend \$1,000 to purchase fish (Trout) to stock the pond. Bob seconded the motion and it was unanimously approved. Jeff said he would order the fish and the restocking would happen when the temperature was correct.

Erin said Aaron was once again the contact person at Lacy Construction. Rob said he would continue to follow up on a credit for the additional snow blowing performed.

At 6:10 p.m. Kim made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Continue to research tennis court surface repairs	Jeff
Review legal invoices for Rec Lot work	Rob/Erin
Follow up with DRC regarding approval of guideline amendments	Mary
Speak to Bart Laemmel about term limits on DRC	Jeff
Review 2023 financials and provide first quarter financial report	Rob/Erin
Order \$1,000 fish to restock ponds	Jeff
Follow up with Lacy Construction regarding snow blowing charge	Rob