

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, APRIL 22, 2025 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Jeff Duke
Kim Dunn
Bob Pannier
Rework Patten
Mary Poole
Carolyn Schiferl
Liz McGill
Bill Paape
Rob Harper, Toad Property Management
Bayliss Baker, Toad Property Management

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

Kim made a motion to approve the minutes of the March 18, 2025 meeting. Bob seconded the motion and it was approved by a majority.

Jeff explained SealCo had submitted a bid for road maintenance. Bob said \$10,000 had been included in the Budget for road maintenance and the SealCo bid was approximately \$4,000 more. It was generally agreed the road maintenance was necessary. The work would probably occur in late May or early June. Jeff agreed to accept the SealCo bid and get on the schedule. Jeff said he would discuss future road maintenance with SealCo and obtain a quote to help with budget preparation.

Jeff said Beth Appleton, legal counsel, had been asked to review the Design Guideline updates. Rob agreed to circulate the proposed Design Guideline updates to the Board for review. Once Beth and the Board provided their comments the revised Design Guidelines would be posted on the website for owner review. Mary confirmed the Design Review Committee had reviewed the Design Guideline updates.

Jeff explained he had met with Beth Appleton to discuss language for firepits. Jeff would continue to follow up with Beth to obtain a clean version of the document for the Board to review. The language would go into the Covenants after approval by at least 67% of owners. Bob stressed the need to make the language easy to understand and follow. The language could be in the Covenants and detailed firepit regulations included in the Design Guidelines.

Rob said the Rec Lot (R1 - Sebastian Puente) wanted to tap into the sewer lines and Rob and Jeff had met with Beth Appleton. East River Sanitation District had approved the plans for R1. Brian Carney and Norman Whitehead would inspect all of the work as it was performed. An additional curb stop for irrigation of common areas had been requested but generally the plans looked good. Bob asked if the existing sewer system could be checked prior to the increase in

capacity. Jeff said he would reach out to East River Sanitation District to discuss options but felt the system had been planned for full development. Jeff explained Sebastian continued to work with the County on the Performance Guaranty for pathways, gazebo, restrooms, etc.

It was agreed the annual meeting would be held on Tuesday, November 11, 2025 at 5:30 p.m.

Monthly financial reports through March 2025 had been submitted to the Board for review. Bob said the work on the lake had not been in the Budget and the cost might be a stress on the Association's cash reserves if there were other capital projects. Some expenses had been over budget and others under budget. Rob said he had reached out to Brian Carney to investigate why water treatment was running so high to Budget. Snow removal was under Budget and lower than the 2024 and 2023 expenses. Rewk suggested holding any unused snow removal expenses in case the next year was a bigger snow year.

After discussion Jeff made a motion to proceed with the work proposed by Noel on the lake, a cost of \$9,097.62. Mary seconded the motion and it was approved by a majority with Rewk opposing due to Budget concerns.

Mary said the Short Term Rental Committee had prepared suggestions for amendment of the policy for short term rentals. Mary thanked Liz McGill for her assistance. Mary expected the amendments to be finalized at the May meeting and presented to the Board. Once approved by the Board the document could be posted on the Toad website for owners to review.

Mary explained work would continue on a voluntary neighborhood contact list and a Summer community event was being considered.

Rob confirmed Spring clean up would be underway and irrigation started when the weather permitted. A snow pole would be removed from the pond and lighting would be checked.

At 6:15 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: |
|---|--------------|
| Accept SealCo bid and discuss future road maintenance | Jeff |
| Continue to work with Beth on Design Guideline update | Jeff |
| Continue to work with Beth on firepit language | Jeff |
| Contact East River San District for advice on sewer line inspection | Jeff |
| Accept pond maintenance bid | Jeff |
| Short Term Rental Committee | Mary |
| Voluntary contact list and possible Community event | Mary |
| Spring clean up of common areas | Toad |