

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 17, 2025 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Jeff Duke
Kim Dunn
Rewk Patten
Mary Poole
Liz Magill
Ann Gibson
Kevin Schiferl
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:31 p.m. and confirmed a quorum of the Board.

Kim made a motion to approve the minutes from the May 20, 2025 meeting. Jeff seconded the motion and it was unanimously approved.

Prior to the meeting Mary had circulated documents to the Board from the Short Term Rental Committee. It was generally agreed the documents needed to be reviewed by legal counsel. After discussion of specific sections of the documents it was agreed to pass them to legal counsel for review. Liz Magill and Ann Gibson, members of the Committee, thanked Mary for her work in running the meetings and getting the documents prepared so promptly.

Rob explained Dan Spivey of Law of the Rockies had an office in Crested Butte and lived in CB South. Jeff said they had met with Dan Spivey and an engagement letter for legal counsel had been provided to the Board for review. It was agreed to engage Dan Spivey to start with a review of the short term rental documents, the fire pit language and the Design Guideline amendments. Jeff said he would reach out to Beth Appleton regarding the hiring of Dan.

Rob explained the process to collect delinquent dues or special assessments. Currently six S lots and two E lots were delinquent. Rob confirmed a Notice of Delinquency had been sent to one E lot owner and Toad would continue to follow up with all the delinquent owners as necessary in accordance with State regulations.

Mary explained some owners wanted to volunteer to organize a community pot luck in late August. The Children's Playground had been suggested as a location. Mary said she would follow up with the owners and find out how the Board could assist. Once a date was confirmed Rob would email all owners.

Rob said speed limit signs had been installed.

Information had been provided about the cost to make improvements to the tennis courts. The cost was significant and concern was expressed that non-residents would also be using the courts

without contributing to that cost. It was generally agreed a grant application needed to be submitted to Met Rec as the Association did not have the funds. Rob agreed to reply to Tim about the tennis court request.

It was generally agreed a draft Budget would be prepared for the September meeting with approval at the October 21st board meeting. The annual meeting would be November 11, 2025 and a board meeting to elect officers could be held immediately after the annual meeting.

Jeff confirmed Carp had been added to the Upper Pond. Jeff said he had been treating the lake each week and dye had been added to reduce algae. No water was being released from the lake. The pond expert would be making two applications of a peroxide based product.

Mary and Jeff said they would identify the homes watering the pathway around the lake. Some improvements had been made by owners but additional homes needed to adjust or repair irrigation. Jeff said he had some sand to fill in a few low spots on the pathway and Rob said a Toad skidsteer could be made available for that work.

Concern was expressed about a trampoline in the front yard of a home. Mary said she would speak to the Design Review Committee. Jeff said he thought the owner would be willing to move the trampoline to the back yard now that snow had melted.

Jeff said a new home did not have the 2 foot roof overhang on one part of the roof and he had asked Bart Laemmel to review. Mary said she would follow up with Bart and the Design Review Committee at the next meeting.

At 6:25 p.m. Kim made a motion to adjourn the meeting. Rewk seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Engage new legal counsel and notify existing legal counsel	Jeff / Rob
Contact volunteers to set up a social event	Mary
Direct tennis court users to the Met Rec grant process	Rob
Identify homes irrigating the pathway around the lake	Jeff / Mary
Discuss trampoline and roof overhang at DRC meeting	Mary