

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JULY 15, 2025 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Jeff Duke
Kim Dunn
Mary Poole
Tim Parker
Debbie Hodge
Michael, 45 Lexi Court
Rob Harper, 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 from the June 17, 2025 meeting. Mary seconded the motion and it was unanimously approved.

Jeff confirmed the Short Term Rental language, fire pit language and proposed changes to the DRC Guidelines had been sent to legal counsel. Jeff agreed to follow up with legal counsel and report back to the Board by email. Legal counsel had suggested a Covenant Amendment in addition to any Short Term Rental motions or regulations.

Jeff explained the fire pit language would also require a Covenant Amendment. Attempts would be made to present the Covenant Amendment vote to all owners around the time of the annual meeting so any questions or concerns could be easily addressed.

Mary said gravel needed to be added to the lake trail path to reduce future maintenance. Mary asked that funds be available in the 2026 Budget. Mary explained one house still had irrigation hitting the lake trail pathway despite Jeff reaching out to the owner. Rob agreed to reach out to the owner.

Prior to the meeting a letter had been received from Roger Cram regarding tennis court maintenance. Jeff suggested obtaining a recreation grant from Gunnison County to assist with the cost of any resurfacing of the courts. Debbie said it would be necessary for the Association to contribute funds if a grant was obtained and some users of the courts had expressed a willingness to contribute funds for the resurfacing the courts. Debbie stressed the resurfacing work was essential to avoid the courts getting worse. Concern had been expressed about people driving too fast to the courts despite the new signage being in place. Jeff said it might be necessary to make annual applications for a grant over the next few years. Tim Parker said he would be willing to contribute funds rather than wait years for a grant and Tim would email the Board. Jeff agreed to reach out to the original contractor of the tennis courts as he might be willing to provide a quote. Once updated bids had been obtained the Board would discuss again. Tim was thanked for his generous offer of funds for the resurfacing of the courts.

Debbie said she had been working with some owners to organize a social event on Saturday, August 23 at 4:30 p.m. Jeff said chairs and tables could be provided together with plastic plates, cups and silverware once numbers were confirmed. Debbie agreed to follow up with owners who had volunteered to help with the pot luck organization. Grills would be available for hot dogs and hamburgers. Debbie said she would email Rob with the details and he would email an invite to all owners.

Mary said there had been positive feedback on the addition of the speed limit signs. Mary suggested three additional signs. It was generally agreed some small signs would be added at the side of the road. Mary volunteered to buy 3 small signs to reduce speeding and Kim volunteered to buy one of the signs. The Board would discuss at a future meeting.

Concern had been expressed about the lack of progress at the Rec Lot. Dirt piles for 3 weeks in the tennis court parking lot and exposed utility lines. Sebastian Puente had been contacted and Sebastian had confirmed he was working on it.

Michael asked if a date had been set for the weed spraying. Jeff explained Brad Wigginton would be spraying Milestone for daisies and thistle, which was a salt solution and not harmful to people or animals. Rob said Brad Wigginton did not generally provide a specific date and time. Jeff and Mary agreed to follow up with Brad Wigginton.

Jeff confirmed the pond had been treated with a Peroxide solution and then the binding agent. The pond looked much better following the treatment. A second application would be made later in the Summer. Jeff said Carp had been added to the upper pond to help reduce the vegetation in the pond. Cattails had not been cut in the upper pond as a family of ducklings had been at the pond.

Rob said he would email a list to Mary of the owners who did not want weed spraying on their lot.

Jeff said the owner with a trampoline in their front yard would be moving the trampoline to the back yard when landscaping was finished.

Jeff said he would follow up with legal counsel about the DRC Guidelines.

At 6:22 p.m. Kim made a motion to adjourn the meeting. Jeff seconded the motion and it was unanimously approved.

Action Item to Do:	Responsible:
Follow up with legal counsel – STR, fire pit and DRC Guidelines	Jeff
Contact owner regarding changes to irrigation by lake	Rob
Obtain bid for tennis court resurfacing	Jeff
Email owners with invite to August social event	Rob
Obtain small speed limit signage	Kim
Contact Brad Wigginton regarding weed spraying	Jeff / Mary
Provide Mary with a list of owners not wanting weed spraying	Rob