

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, AUGUST 2, 2023 5:30 PM MST  
318 ELK AVENUE  
CRESTED BUTTE COLORADO 81224**

**Present by Zoom:** Kim Dunn  
Jeff Duke  
Mary Poole  
Bob Pannier  
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:34 pm and confirmed a quorum.

Kim made a motion to approve the minutes of the June 27, 2023 meeting. Jeff seconded the motion and it was unanimously approved.

Rob explained Bart Laemmel was attending a builder's convention. Rob said Bart intended to join the discussion about a potential Construction Management Contract.

Rob said Lot 14 had sent in a response to the Board's concerns. Jeff explained the owner of Lot 14 had hired somebody else to complete the landscaping. Jeff asked for a plan to be submitted prior to work commencing. Bob stressed the DRC needed to be involved in discussions and reviews and Jeff said the DRC had not received revised plans for review. A survey or Improvement Location Certificate had not been received for Lot 14 as requested in the letter from Beth Appleton, legal counsel. After a short discussion it was agreed the correspondence needed to be shared with the DRC and then discussion could continue after the DRC made comments. A joint session to review the documents could be scheduled after receipt of a survey or Improvement Location Certificate and Rob agreed to reach out to the Lo 14 owner to determine the timeframe for those items to be provided.

Jeff said after using algae crash in the ponds some fish had died. Jeff explained the ponds were generally looking good. Jeff said additional water was being pumped between the ponds and that was helping the health of the ponds.

A request had been received to reduce the timing of the front entrance lights and some additional lights required attention. Rob agreed to check some lights and order a new timer.

Rob said Brad Wigginton had confirmed more weed management would happen in the next week. Rob confirmed Brad had received a copy of the Plat and a few owners had opted out of having lots sprayed for weeds. Mary agreed to reach out to Brad, via text, with any questions.

Bart Laemmel joined the meeting. Bart explained he provided design review and oversight of construction projects for Buckhorn. Bart said he dealt with all aspects of design review and monitoring construction as part of the Construction Management Contract he had with Buckhorn. Bart explained at least once a week he drove through the Buckhorn neighborhood

which allowed him to keep up with any improvements happening in the community or alert construction crews about parking or dogs on site or requesting trash removal. Bart said good communication was the key to enforcement of the neighborhood rules and the deposit could be retained if owners were out of compliance with the rules for construction.

Bart explained the work he performed for Buckhorn and the compensation for that work. Rob confirmed Toad had a good working relationship with Bart and Rob said Bart's involvement reduced the work and stress for the DRC and the Board.

Bart Laemmel left the meeting.

Rob said a nonrefundable road fee was in place for Buckhorn and owners paid a review fee at the time of submission of plans.

Jeff said he had shared Bart's information with the DRC but the DRC had not responded. A \$950 design review fee and a \$2,000 road fee were suggested.

Jeff made a motion to adjust the Design Guidelines to include a nonrefundable \$950 design review fee and a \$2,000 nonrefundable road fee for any new construction and Bart Laemmel be hired. Kim seconded the motion and it was unanimously approved.

Rob agreed to draft language for the Design Guidelines and have Beth Appleton review the language. The Board would then be asked to approve the amendment to the Design Guidelines.

Mary said an owner had expressed concern that a nearby house had a firepit when the Covenants did not allow a firepit and other owners had a chiminea. It was generally agreed the rules needed to be enforced or the Covenants changed. Rob agreed to draft a letter to owners regarding firepits.

Prior to the meeting Rob circulated a copy of the Rec Lot Improvement Agreement, drafted by Beth Appleton, legal counsel, for review by the Board. Beth had made amendments to state the Board was not taking a position on the Rec Lot proposal and it was suggested Beth highlight that point so owners would understand the Board was neutral and individual owners would vote. Jeff said the Developer had proposed a restroom with a flush toilet but no electricity and maintenance would be by the Association. It was generally agreed the Developer would be asked to install electricity as that would be a minimal cost compared to the cost of building the structure. Jeff agreed to follow up with Beth Appleton regarding the above points. The agreement would then be shared with Marcus Lock, Law of the Rockies.

The next meeting was scheduled for September 20, 2023 at 5:30 pm.

At 6:40 pm Jeff made a motion to adjourn the meeting. Mary seconded the motion and it was unanimously approved.

Action Item to Do:	Responsible:
Request survey or ILC for Lot S-14	Rob
Coordinate Lot S-14 information, schedule joint DRC/Board meeting	Rob
Draft wording for Design Guidelines	Rob
Timer for street light	Rob
Draft letter to owners regarding firepits	Rob
Contact Beth Appleton regarding Rec Lot document	Jeff

DRAFT