

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, AUGUST 16, 2023 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Jeff Duke
Mary Poole
Bob Pannier
Rewk Patten
Rob Harper, Toad Property Management
Jason Kidd
Bart Laemmel
Beth Appleton, legal counsel

Rob called the meeting to order at 5:35 pm and confirmed a quorum.

Bob made a motion to approve the minutes of the August 2, 2023 meeting. Kim seconded the motion and it was unanimously approved.

Rob explained the purpose of the meeting was to discuss how to move forward regarding Lot S14. Prior to the meeting Rob had circulated emails regarding proposed approaches. Bob said he had met with the prior owner (Stuart) on Saturday to discuss issues regarding Bob's lot and Lot 14, the neighboring lot. Bob explained a new landscaper had been engaged and Bob said he had stressed the need to submit plans for approval prior to landscaping work being commenced. Bob said he had also spoken with the new owners of the lot. Jeff said he had also met with the prior owner (Stuart) of Lot 14 to discuss the process and Stuart would be the one having any issues resolved. Jeff explained Stuart, previous owner of Lot 14, had agreed to submit details to the Board. Bob said he was working with Stuart to settle matters regarding erosion and drainage. An Improvement Location Certificate (ILC) had been submitted but concern was expressed as the ILC did not appear to reflect work that had actually been done on the lot.

Jeff said Stuart had indicated SGM would be hired to prepare engineering to address erosion, drainage and encroachments. Jason Kidd said he did not think engineers had been previously engaged with respect to landscaping. It was generally agreed the prior owner, Stuart, and the new owners had indicated a willingness to make things right and they had also indicated a desire to retain the flagstone deck. Jason Kidd summarized the recent conversations and clarified that all parties understood the need to submit plans and engineering prior to any more work commencing and the DRC would review that information.

Jason Kidd agreed to reach out to Stuart, Lot S14, and ask for information to be sent directly to the DRC for review. Jason confirmed that Todd Carroll, another neighboring lot owner, had said he wanted the encroachments to be removed and land restored.

Jeff said concern had been expressed about fire pits following Rob sharing the current fire pit regulations with owners. Some fire pits in the neighborhood did not comply with the existing governing documents. It was generally agreed an amendment to the governing documents to permit fire pits might be successful if good restrictions were in place and those restrictions enforced. Jeff said signage could be placed at the entrance to Larkspur when the fire danger was high or the County had a fire ban in place. Beth Appleton stressed the need to enforce the Covenants and said if an owner had received permission from the DRC or the Board in the past it would still be necessary to remove a fire pit.

Jason Kidd left the meeting and said he would write to the fire pit owner who had received approval from the DRC and stress the owner needed to stop using the fire pit until the Board had resolved the matter. Bart Laemmel also left the meeting.

At 6:05 p.m. Bob made a motion to go into Executive Session to discuss matters with legal counsel. Kim seconded the motion and it was unanimously approved.

At 6:30 p.m. Jeff made a motion to leave Executive Session. Bob seconded the motion and it was unanimously approved.

Bob made a motion for Bart Laemmel to review the current Design Guidelines and recommend changes to bring the Guidelines into compliance with the Wildland Urban Interface (WUI). Rewk seconded the motion and it was unanimously approved. Rob agreed to contact Bart Laemmel and Jeff said he would be happy to answer any questions.

The next meeting was scheduled for September 21, 2023 at 5:30 pm.

At 6:38 pm Jeff 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:
Contact Stuart/LS14 for submission to DRC	Jason Kidd
Contact owner to cease use of Fire Pit until further notice	Jason Kidd
Bart Laemmel to review Design Guidelines/WUI	Rob