

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 16, 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 and Pete Dwelley
Bill Paape
Sebastian Puente
Jason Kidd
Ann Gibson
Kevin Schiferl
Jim Frank
Rob Harper, Toad Property Management
Jesse Drees, Toad Property Management
Collin Schuhmacher, Toad Property Management

Jesse called the meeting to order at 5:33 p.m. and confirmed a quorum of the Board.

Kim made a motion to approve the minutes from the August 19, 2025 meeting. Rewk seconded the motion and it was unanimously approved.

Jason Kidd said it had been a quieter year for the Design Review Committee. One set of house construction plans were under review and the Committee had been focusing on the refund of performance deposits for completed homes. The Committee had been reviewing landscaping requests/concerns and irrigation in accordance with the governing documents. Clarification of the existing language regarding the square footage limitation for irrigated lawn was necessary. Jeff confirmed the Association's legal counsel had reviewed proposed irrigation language in the amended Design Guidelines.

The Board agreed to review the proposed amendments to the Design Guidelines and provide comment within a week. The amended Design Guidelines would be posted on the website and published for two weeks in the Crested Butte News. At the October 21, 2025 the Board would discuss and vote on the changes.

Jeff said legal counsel continued to review language for fire pits and short term rental regulations. Attempts would be made to have the documents sent to all owners for review prior to the annual meeting.

Jeff said he would meet with Jason Kidd and Bart Laemmel to discuss the construction review process and how the Committee would work with the Board on future reviews.

Jeff made a motion to form a Water Committee consisting of Jim Frank, Pete Dwelly and Taylor Reeves. Mary seconded the motion and it was unanimously approved. Jeff said he would provide the Committee with the Water documentation he had.

Sebastian Puente gave an update on the utility work at the Rec Lot. Sebastian said attempts were being made to have the work completed by Winter. Concern was expressed about the trench across the road and Sebastian said the Contractor would attempt to promptly address that concern.

Sebastian encouraged owners to reach out to him with questions or concerns.

Sebastian presented the pavilion conceptual design plans. Engineering had not yet been completed on the conceptual design. Once approval of the plans had been received construction would start in Spring 2026.

The 2026 Budget would be discussed at the next meeting. Jesse agreed to review prior year landscaping expenses and provide that information to the Board.

Jeff said two bids had been obtained for the tennis courts with work commencing in June 2026.

Mary said the pot luck had been successful and it had been suggested that funds be made available in the annual budget for future community social events.

Jeff said he had been reaching out to water experts to determine the cause of the recent break in the pipe. No answers had been obtained at this time. Water had been restored to homes within a few hours.

Jeff said there were no plans at the present time to replace dead trees in the traffic islands but the matter could be discussed at the Budget meeting.

Sebastian explained the County would be reviewing a transit service plan to connect Lower Verzuh, Buckhorn and 135 and relieve traffic congestion. Buckhorn would need to agree to any plan.

At 6:45 p.m. Kim made a motion to adjourn the meeting. Jeff seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Review amendments to the DRC Guidelines/Covenants & circulate to owners	Board / Toad
Provide water documentation to the Water Committee	Jeff

Prepare 2026 Budget/review landscaping expenses	Toad