

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, SEPTEMBER 20, 2023 5:30 PM MST  
318 ELK AVENUE  
CRESTED BUTTE COLORADO 81224**

**Present by Zoom:** Jeff Duke  
Mary Poole  
Bob Pannier  
Rewk Patten  
Rob Harper, Toad Property Management  
Jim Frank

Rob called the meeting to order at 5:32 pm and confirmed a quorum.

Bob made a motion to approve the minutes of the August 16, 2023 meeting. Mary seconded the motion and it was unanimously approved.

Jeff explained Jim Frank had been invited to the meeting to discuss lake management and prior to the meeting Jim had sent an email to set out some proposals. Jim said the email information had not addressed the toxicity of the chemicals and confirmed there were tests available to determine the concentration of a herbicide and how that would impact specific type of fish in the lake. Jeff explained the herbicide for weeds had generally been Milestone and weeds had not been sprayed close to the lake. Jim said Copper Sulfate could work against algae in the pond and he had not witnessed any impact on fish in his own pond after applying Copper Sulfate. Jeff explained there had been an algae bloom during 2023 and he wanted to avoid that happening in future years as decomposing vegetation might have suffocated fish. Jeff said Aqua Shade could not be added to the pond if water was being released from the pond and going downstream. Jim explained freezing of the bulbs of the cat tails was an option but the water level would need to be significantly reduced during the Winter and it would not be an easy process on such a large pond. Mary said Roundup was being used by individual owners close to the lake.

Jim Frank left the meeting.

Jeff said cutting cat tails had been reasonably successful in the past and he felt that additional effort could be put into cutting the cat tails prior to the use of chemicals. Jeff explained no water was being released from the pond. Mary said Grant Lake had water flowing through the lake in the evening during the Summer months and all day in the Winter months and no chemicals were added. Mary suggested adding a landscaping feature, working in conjunction with Sebastian Puente at the Rec Lot, so that water could be released from the lake and circulated back into the lake via the landscaping feature. Jeff said it could be researched and Jeff explained he had been talking to Sebastian about the landscaping.

After discussion it was agreed the cat tails would be cut and a budget line item could be added for the cost. Jeff and Erika would be willing to cut the cat tails and Toad would transport the cat

tails away in a trailer. Jeff said the decomposing matter was probably causing the smell from the pond and he hoped that would not be a problem in the future.

Jeff explained aerators would be added to the upper pond as soon as possible. Jeff said it would initially be a test as operating noise might be an issue.

It was agreed Toad would be available to assist in the cutting of the cat tails and work would start in a few days. Chemicals might be used in the future if the cutting of the cat tails was not successful.

Mary said it had worked well to have Bart Laemmel involved in the DRC meetings and Bart providing the notes for DRC meeting. Jeff explained S14 wanted to move forward with landscaping improvements and Jeff said the DRC was waiting for an engineered drainage study for the north side of the property.

Mary explained the DRC had recently reviewed and approved construction plans for one house and several projects, which had been previously approved, were now underway.

Prior to the meeting Rob circulated Inside HOA information to the Board. Mary said she had spoken with owners in Buckhorn who had started to test the Inside HOA software and Mary felt the software might be a beneficial to improve communication within the Association but use of the Slack app had not been very successful. Rob explained one benefit of the software would centralize communications and help retain Board information as board members changed. Concern was expressed about the cost of the Inside HOA product. Mary suggested a social event for the community in the Spring or Summer. After discussion it was agreed the Board would be willing to test the Inside HOA software if the test period was at no cost to the Association.

Rob said there was no update on the Rec Lot and he would notify the Board once information was received from Beth Appleton, legal counsel.

Jeff explained Roger Cram had suggested writing a grant application for the resurfacing of the tennis/pickle ball courts. Concern was expressed about conflict between tennis players and pickle ball players. After discussion Mary volunteered to reach out to the players to suggest a collaborative presentation be made to the Board to discuss a tennis/pickle ball grant application.

Mary suggested allocating some funds for additional gravel on the lake path and improvements to the steps.

Concern was expressed about dog poop not being picked up and it was agreed Rob would reach out to the specific dog owner requesting that poop be picked up.

At 7:05 pm Jeff made a motion to adjourn the meeting. Mary seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Continue discussion with Rec Lot on landscaping feature for pond	Jeff
Remove and dispose of cat tails	Jeff/Erika/Toad
Add aerators to the pond	Jeff
Contact Inside HOA regarding a free trial of the software	Rob
Contact tennis/pickle ball players regarding a future grant application	Mary
Contact owner regarding dog poop	Rob