

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, OCTOBER 19, 2022 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Jeff Duke
Bob Pannier
Mary Poole
Rewk Patten
Hannes Gehring, Toad Property Management

Hannes called the meeting to order at 5:33 pm and confirmed a quorum.

Kim made a motion to approve the minutes of the September 21, 2022 meeting. Mary seconded the motion and it was unanimously approved.

Prior to the meeting Hannes sent a copy of the Research Development Improvements Agreement to the Board. Bob said the Agreement did not specifically address the tennis courts and responsibility for maintenance. Hannes said he had not found any other documents. Jeff said he would reach out to Gary Garland, the developer, to obtain background information for the tennis courts and the playground.

Jeff said he had not yet spoken to Jack Dietrich about the Lacy Ditch.

Mary said she had sent the Concept C Revisions to the thirteen owners who had attended an earlier meeting to discuss the Rec Lot. Mary said some concern had been expressed by some of the group that the Board had met with Sebastian Puente without presenting all of the concerns of the group. Mary said she needed to follow up with Emily Pannier and find out if the group wanted to continue. Bob explained Sebastian Puente could present to the Board but approval from 67% of owners would be necessary to make any changes for the Rec Lot. The Board would remain neutral and perhaps the group needed to work directly with Sebastian to present their views. After discussion Mary agreed to reach out to the group and find out if they wanted to continue, who would facilitate the meetings and the group would present their views directly to Sebastian.

Mary said she had been unable to make contact via email with the weed sprayer. Hannes agreed to provide Mary with additional contact information and Hannes would confirm if the weed sprayer had been paid. Hannes said he would call the weed sprayer to have weeds sprayed earlier in 2023.

Jeff said he did not have an update on water meters. Jeff explained he would continue to work on it but keeping the lake full during the Summer had not been a problem. Jeff said he wanted to put a water meter on his own irrigation system to see how a meter would work.

Mary said Rocky Mountain Trees & Landscaping thought they might be able to Xeriscape three islands in 2023. It was generally agreed money would be put towards work at the lake rather than the islands in 2023.

Jeff said he did not think the aeration system in the lake was working as well as it should. Jeff explained Mark Solari and Mindy Sturm, the owners of adjoining land, were opposed to the release of water from the lake. Jeff said release of water would stop and as there would not be the benefit of fresh water running through the lake Jeff recommended improving the aeration of the main lake. The existing aeration system could be moved to the upper pond and a new pump and 6 aerators added to the main lake. Prior to the meeting Jeff had circulated a list and cost of the parts needed for the aeration systems to the Board. Installation would be in 2022, weather permitting. Jeff said he did not think there would be a problem with freezing but would check with the manufacturer. Bob made a motion to approve the approximately \$8,000 for the new aeration system in the main lake and install before winter. Mary seconded the motion and it was unanimously approved. Funds would be taken from the Reserve Account as it was a capital improvement.

Hannes said the quarterly financial report would be available in the next week.

Jeff said there had been a request to add trees around the tanks at the water treatment facility to shield the tanks. It was agreed to discuss at a future meeting.

Mary said there had been a complaint about the dirt pile at the Rec Lot which had been placed by the construction project at Nathan Lacy's lot. Jeff agreed to reach out to Nathan Lacy.

It was generally agreed the path around the lake looked great and Jeff was thanked for his work on the path.

Jeff said some street lights were not working and he would continue to work on them as soon as a lift was available. A wiring issue on one of the lights might require an electrician to solve the issue.

At 6:20 p.m. Bob made a motion to adjourn the meeting. Kim seconded the motion and it was unanimously approved.

Action Item to Do:	Responsible:
Contact Gary Garland regarding tennis courts/playground	Jeff
Speak to Jack Dietrich about the Lacy Spring	Jeff
Contact group of 13 owners regarding Rec Lot	Mary
Follow up on weed mitigation	Hannes
Order Aeration system	Jeff
Contact Nathan Lacy regarding dirt pile	Jeff
Street light repair	Jeff

DRAFT