

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, DECEMBER 17, 2024 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Jeff Duke
Kim Dunn
Mary Poole
Bob Pannier
Rewk Patten
Jim Frank
Taylor Reeves
Kevin & Carolyn Schiferl
Pete McGill
Louis Dupart
Michael Galvin
Debra Hodge
Sebastian Puente
Rob Harper, Toad Property Management
Erin Dicke, Toad Property Management

Erin called the meeting to order at 5:34 p.m. and confirmed a quorum of the Board. Erin explained notice of the meeting had been sent to all owners on December 13, 2024.

Kim made a motion to approve the minutes of the August 20, 2024 and October 29, 2024 meetings with the changes proposed by email. Jeff seconded the motion and it was unanimously approved.

A \$40,000 special assessment had been approved at the same time as the 2025 Budget. The first invoice would be in January 2025. Payments could be quarterly and spread out during the year.

The special assessment allocation for each lot would be in accordance with the governing documents. The assessment was for upgrades to the lake including aerators, fish, cattail removal, the footpath around the lake and a service of the backup generator for the fire hydrants.

Mary made the motion to levy the \$40,000 special assessment with quarterly invoices and payment due 30 days after invoicing. Bob seconded the motion and it was unanimously approved.

The Rec Lot would continue to be assessed as three lots until the Covenant Amendment and Plat Amendment had been completed and then the dues would be for six single family homes.

Mary explained a list of owners willing to join a small Short Term Rental Committee had been compiled. Attempts were being made to have a balanced Committee which included renters, non-renters, fulltime and part-time owners. Mary volunteered to Chair the Committee and

formulate a way to move forward with Beth Appleton, legal counsel, assisting as necessary. Mary agreed to finalize a list of owners for the Committee and present to the Board.

Mary said there had not been a December meeting of the DRC but Design Guidelines would be discussed and finalized at the January meeting. Mary agreed to get back to Taylor Reeves about landscaping requirements and minimum height of trees.

After a short discussion Jeff agreed to draft language for exterior fire pits and have Beth Appleton and the Board review at the next meeting.

Mary said the DRC had discussed the restriction of irrigated lawn areas and how to enforce the regulations. The DRC would continue to discuss.

Jeff said it would be expensive to install water meters and at the present time there was adequate water and it was not necessary to change to metering the water. Community awareness of water conservation was necessary so that irrigation did not occur when it was not required. Jeff volunteered to reach out to some owners who had been over watering and offer assistance in modifying their irrigation program.

Sebastian Puente said the County required a Performance Guaranty for his development project on the Rec Lot. The Association would be a third-party beneficiary on the County's agreement. Once cost estimates were available the County would make the Performance Guaranty equal to 125% of the cost estimates. Sebastian said the shape of the pavilion might require amendment and he would be talking to the DRC about that. Sebastian said during his planning process he had learned the original developer had intended to develop a larger area and had secured more than adequate water from the two ditches – Lacy #4 and Vieh #1 – for the Larkspur subdivision at full build out.

Jeff said after the big November snow storm he had spoken to Dietrich Dirtworks about snow berms. Jeff agreed to follow up with Rask Dietrich to limit the size of the berms.

At 6:58 p.m. Kim 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:
Send out special assessment invoices	Toad
Short Term Rental Committee	Mary
Contact owner with current landscaping requirements	Mary
Draft language regarding exterior fire pits	Jeff
Continue irrigated lawn area discussion with DRC	Mary
Reach out to owner of lot by the lake path	Jeff
Contact Rask Dietrich to discuss snow removal	Jeff