

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

Present by Zoom: Jeff Duke
Kim Dunn
Mary Poole
Rewk Patten
Rob Harper, Toad Property Management
Sebastian Puente

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

Mary said at the November 15, 2023 meeting the Met Rec grant for the tennis and pickle ball courts had been discussed. The writing of the grant was underway. Jeff made a motion to approve the minutes of the November 15, 2023 meeting with the addition of Mary's comments. Kim seconded the motion and it was unanimously approved.

Rob said Beth Appleton was out of town and not available to give advice on how to move forward. Sebastian Puente said according to his count there were 46 votes in favor and zero against for the Rec Lot proposal. Five owners had said they would vote in favor but had not submitted it in writing by the deadline. Sebastian said Marcus Lock would draft a Declaration of Amendment and send it to Beth Appleton for review. Once the document was finalized it would be filed with the County. Norman Whitehead would prepare a Utility Plan by the end of the month. An application with the County for a Minor Impact Plan would be filed in January. Sebastian said work would start with the DRC regarding plans for the pavilion and walkways/trails. Once approval was received from the County the final pieces including the Covenants would be prepared and reviewed. Jeff suggested that complete plans be submitted to the DRC so it was one approval process rather than spread over multiple submissions.

Sebastian agreed to draft an email to update owners on the vote and Rob would circulate to all owners.

Sebastian left the meeting.

It was agreed expenses for Beth Appleton on the Rec Lot would be paid by Sebastian. The Association would pay Beth and Sebastian would reimburse the Association. Rob said he would prepare an invoice for Sebastian.

Prior to the meeting a financial report through October, 2023 had been circulated to the Board. Jeff said the Association would be responsible for legal expenses including Red Feather Ranches and a lot within Larkspur. A breakout of landscaping expenses had been circulated to the Board as the expenses were over budget and there had been significant irrigation expenses. Rob

confirmed there was \$4,000 in the 2024 capital reserve for landscaping if projects could not be completed under the operating expenses.

Rob said there was \$8,000 for design review expenses. Most of that expense had been for Bart Laemmel to review documents and start making regular inspections. The start up costs had been significant but expenses might not be so high in the future. New construction had slowed. It was generally agreed Bart Laemmel was doing a good job.

Rob explained a snow blower had been sent out by Lacy Construction and Bill Lacy had explained some operating difficulties had been encountered at the beginning of the Season. The plowing would be monitored during the Season and a decision made at the end of the Winter.

Jeff explained Brian Carney would be increasing his rates for water monitoring and Jeff said Brian Carney should also monitor pumps and leaks on a weekly basis. That would be an increase in operating expenses. Jeff said Brian had been very helpful in tracing non-potable water leaks.

Rob said he continued to follow up on delinquent dues and some success had been made.

The next meeting was scheduled for January 17, 2024 at 5:30 pm. Kim said some new owners were not aware of how to review items on the Toad website and Rob said a letter was sent out to all new owners.

Jeff confirmed the Fire Department had closed on 2 lots within Larkspur and construction might start in 2025. Jeff said the Fire Department would be building a new facility in Spring just on the edge of Town.

At 6:15 pm Jeff made a motion to adjourn the meeting. Kim seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Circulate update, prepared by Sebastian, to owners on Rec Lot	Rob
Prepare invoices and send to Sebastian for reimbursement	Rob