

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 21, 2022 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

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

Hannes called the meeting to order at 5:35 pm and confirmed a quorum.

Kim made a motion to approve the minutes of the October 19, 2022 meeting. Bob seconded the motion and it was unanimously approved.

Bob said he had spoken recently with an owner of nearby land about priority of water rights for Larkspur. Jeff said he had researched the documentation for water rights and everything appeared to meet the Larkspur needs and he had not found anything about priorities which might be detrimental to Larkspur. Jeff agreed to reach out to Jack Dietrich and if necessary contact the water attorney for clarification.

Jeff said one street light was not working but others were working.

Hannes said he had reviewed the recent Toad invoices and reallocated some of the expenses. Those changes would be reflected on the year end financial report. Hannes said the Association was in a good financial position. January invoices to owners would include the dues increase.

Hannes said no owners had contacted him about joining a small group of owners reviewing the Rec Lot proposals. Mary said she would continue to follow up.

Mary said some weeds would require treatment in the Spring and Hannes said he would follow up with the contractor. Hannes also agreed to reach out to Ken O'Neal and invite him to the January board meeting to discuss a weed mitigation plan.

Jeff said 4 of the 6 new aerators were working and in the Spring he would continue to work on the aeration system. Once the ice melted more work would be needed and there would be additional expenses.

Bob said the application for a tennis court grant had been denied. Jeff said the courts might need resurfacing in 2023 and cost sharing options would need to be considered. The cost of a porta potty would be an expense shared with the tennis/pickle ball group. Jeff said constructing an enclosure for the porta potty could be discussed at the April meeting.

Mary said the DRC had approved three homes for construction starting in 2023.

Hannes confirmed no owners were delinquent on dues.

The next meeting was scheduled for January 18, 2023.

At 6:09 p.m. Mary made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Contact Jack Dietrich about water rights	Jeff
Contact group of 13 owners regarding Rec Lot	Mary
Contact Ken O'Neal and the contractor regarding weed mitigation	Hannes