

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, APRIL 20, 2021 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Jeff Duke
Mary Poole
Rewk Patten
Jordan Brandenburg, Toad Property Management

Jordan called the meeting to order at 5:34 pm.

Kim made a motion to approve the minutes of the February 16, 2021 meeting. Mary seconded the motion and it was unanimously approved.

Mary, as a member of the Design Review Committee, said four sets of construction plans had been approved and construction would be commencing soon. Mary said she was not aware of any issues with current construction projects. Jeff said water drainage would be addressed on one lot. Mary explained another time extension had been requested by Taylor Reeves for the completion of his home.

Jeff explained the Association's legal counsel for water had drafted a water drainage easement document which had been sent to the neighboring subdivision. No response had been received and no additional action was being taken at this time.

Jeff said Beth Appleton had been asked to review if a Butte Pasture lot had the right to access the lot via the Wright Ranch Road which crossed Larkspur land without obtaining approval from Larkspur.

Jeff explained he had been working on the street lights, all but two lights were now working but four lights remained on all day. Jeff said he would continue to research the problem.

Jordan said the financial report had been distributed prior to the meeting. Legal expenses were over budget and snow removal was under budget due to the lighter snow year.

Jordan explained the annual meeting was July 6, 2021 and Jordan said he would have a draft Budget to the Board prior to a May 18, 2021 Board meeting at 5:30 pm.

Jeff said a request had been received for the use of one tennis court for three days for a clinic. Jeff explained Larkspur could be added to the insurance held by the tennis coach and Jeff said he had asked if the tennis coach had a form of liability release. It was suggested a donation be requested toward the maintenance of the tennis courts and Jordan agreed to research the Association governing documents.

Concern was expressed about some damage to grass and a shrub. Jordan said Lacy Construction had been contacted regarding the damage to the shrub and it was generally agreed the grass would probably recover. It was agreed landscaping needed to be planted away from snow storage areas.

Mary suggested landscaping improvements to three areas. Mary said she would contact Rocky Mountain Trees & Landscaping and two other companies to propose a design and cost for the initial planting and Mary said ongoing maintenance might be volunteers. At the next meeting a budget for landscaping would be discussed.

Jeff asked if the new Budget could have the landscaping expenses broken out to different tasks rather than one lump sum. Jeff said he would send Jordan suggestions for improvements to the Budget layout.

Jordan agreed to set up noxious weed removal/treatment in the common areas.

Jordan agreed to email owners with a Springtime reminder to pick up dog poop, trash, short term rental policy, etc.

Jeff said Jack Dietrich had completed the current water quality testing and the water quality results were good. Jeff explained water testing would be ongoing during the Summer.

Jeff suggested reaching out to owners to ask for volunteers to assist in specific maintenance projects within Larkspur. Jeff agreed to reach out to owners by email.

Jordan agreed to review and confirm liability insurance was in place for the playground area.

At 6:13 pm Kim made a motion to adjourn the meeting. Jeff seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management