

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 15, 2021 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

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

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

Kim made a motion to approve the minutes of the May 18, 2021 meeting. Rewk seconded the motion and it was unanimously approved.

Mary said the Design Review Committee had circulated an update. Three projects were ongoing and three projects hoped to start soon. Mary said Taylor Reeves hoped to finish his project in July as agreed in the extension approval. It was agreed the 18 month timeframe to complete a project might be difficult in the current climate due to employee shortages, contractor shortages and material delays. Extensions would be granted on a case by case basis as required.

Jordan said Alpine Landscapes needed to place a plant order immediately if the Alpine Landscapes estimate of \$4,500 was acceptable. Mary suggested more weeding this year and building up the level of topsoil while a long term landscaping plan was considered. Mary said she did not support the use of weed killer but in some areas Dandelions and Toad Flax were appearing in large numbers. The path around the lake was becoming over grown and would benefit from a beautification plan. Mary suggested forming a Landscaping Committee to review options and price the options. Jeff said Erica had a proposal, \$2,225, which would give more flexibility with a phased approach. Jeff explained some of the sprinklers had been adjusted and repaired. Rewk said some additional work on irrigation was necessary before spending money in all areas. Mary suggested changing to xeriscaping to reduce watering. Rock to build small 4 inch stone walls around the beds would allow more topsoil to be added. Bob made a motion to ask Erica to focus on weeding and building up the topsoil in the beds. Rewk stressed the need to address irrigation. Mary seconded the motion and it was unanimously approved. At the annual meeting a request would be made for volunteers for a Landscaping Committee. Jeff agreed to reach out to Erica regarding weeding and topsoil.

Jeff agreed to reach out to owners via email to prepare a list of volunteers willing to do various projects around Larkspur.

Jordan said owners had not reached out to Toad to alert Toad of any short term rentals or owner guests, without the owner being present. After discussion Jordan agreed to email all owners asking owners to comply with the existing short term rental policy. At the annual meeting

owners would also be reminded of the non-owner occupancy regulations and the penalties for non-compliance.

Jordan agreed to reach out to the Town of Crested Butte, Skyland and CB South to find out if the children's playgrounds were inspected on a regular basis.

Jeff said Roger Cram had organized the preparation of the tennis courts and the nets were installed. Roger had requested additional netting for the pickle ball court to be stored at the pump house. Concern was expressed about storing anything in the pump house and other options to store the nets on the court, needed to be reviewed. It was agreed Roger would attend the annual meeting to discuss the tennis courts and pickle ball courts. Roger would want to talk to owners about donating funds for the tennis courts and Jordan agreed to review how that might work for the Association. Bob said tax implications might prohibit funds being donated to the Association as revenue and perhaps a Tennis Club was a better approach.

Kim made a motion to adjourn the meeting at 6:30 pm. Mary seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management