

**LARKSPUR COMMUNITY ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
VIA ZOOM  
TUESDAY, JULY 11, 2023  
5:30 P.M. MDT**

**Present:**

Kim Dunn  
Jeff Duke  
Mary Poole and Laird Cagan  
Rewk Patten  
Ann Gibson  
Todd and Caren Carroll  
Bryant Williams  
Louis and Theresa Dupart  
Debra Hodge  
Michael Galvin  
Erica & Travis White  
Tom Harkin  
Jim Frank  
Bob Pannier  
Bill Paape  
Sebastian Puente  
Rob Harper, Toad Property Management  
Brandon Cvilikas, Toad Property Management

**By Proxy:**

Fanti  
Gillespie  
Hosier  
Kob  
Don Turk

Rob Harper called the meeting to order at 5:34 p.m. and confirmed notice of the meeting was sent three weeks prior to the meeting. Rob apologized for the typos and printing issues in that mailing. Rob confirmed there was a quorum. Kim Dunn made a motion to approve the minutes of the July 12, 2022 Annual Meeting. Theresa Dupart seconded the motion and the motion was unanimously approved.

Jeff Duke said a lot of work had been completed during the year. The pickle ball court had been moved to the west side of the tennis courts and a porta-potty and temporary parking added. Jeff explained use of the courts had increased and players had been using nearby construction porta-potties and a need was established for a porta-potty specifically for the court users. Jeff said the porta-potty would be there for 6 months and the cost was equally shared between the Association and the players. Theresa and Louis Dupart expressed concern about the porta-potty being installed near their house without being notified in advance. Jeff said the Board meeting minutes were displayed on the Toad website and owners were encouraged to read the minutes and welcome to

attend the Board meetings. Kim Dunn explained the information, including minutes, was also on Slack. Jeff Duke said there had been a Board discussion about building a structure to shield the porta-potty but no decision made as yet.

Jeff Duke said there was a problem with the shut off for the irrigation by the pond and there was a temporary line across the road until a contractor could be found to dig in that area.

Jeff Duke explained experts would be making the regular inspection of the domestic water tanks. Jeff said Brian Carney was doing a great job to oversee the domestic water system.

Jeff said it had not been possible to release water from the pond during the winter and the aeration system had been upgraded prior to the start of Winter. Jeff explained there was more algae in the ponds this year and that would be treated with a product to deal with weed and algae. Irrigation would need to be stopped for 5 days after adding the product and Jeff said he would monitor the weather for the best time to add the product. Jeff explained attempts would continue to gain permission to release water during the Winter months. Jeff confirmed the product would be safe for the fish and after 5 days it would be safe to restart the irrigation system.

Jeff explained additional aerators would be added to the ponds and efforts were being made to move water between the two ponds to reduce algae. Jeff said the fish in the upper pond did not survive the Winter and additional fish had been added and in the future a pump/valve would run during the Winter which would keep the fish alive.

Mary Poole said there were currently no construction plans being reviewed and the Committee would be inspecting some properties to confirm the construction deposit could be returned. The construction plans for Michael Galvin would be reviewed the following day.

Mary Poole said the gardens at the entrances were being maintained and looked good. Mary said the path around the pond was being addressed with a vinegar spray and it was hoped that would kill the weeds growing on the path. Jeff explained the pathway around the pond would not be completed until construction on various lots was finished.

Bill Paape said some of the lights were out. Jeff Duke said he would follow up and check those. Jeff explained one light had some wiring issues and Jeff said all bulbs had been changed to LEDs.

Rob Harper said he had been working with Bradley Wigginton regarding noxious weeds and spraying would start soon. Some owners had requested that spray not be applied near their lots and Bradley had been given that information. Rob explained the mildest form of spray was used and the work was focused on common areas and vacant lots.

No work was being performed on lots with houses as that was an owner responsibility. Rob said attempts would be made to notify owners when spraying was going to start.

Rob Harper said Hannes had left Toad and Rob said he was once again managing Larkspur until a new manager was in place.

Rob Harper explained the Board had approved a 2024 Budget with a 3% increase. Bob Pannier said the standard 3% increases had pretty much kept up with inflation. The 2022/23 Winter had been a big snow year but some expenses had been under budget and that had offset increased snow removal expenses. Bob explained the Reserve Account remained at approximately \$194,000 and said he anticipated future dues increases to be close to 3%. Bob said efforts had been made to collect outstanding dues and Rob Harper said two lots (one S lot and one E lot) were slow in paying but efforts would continue to be made to collect those funds. Bob thanked Toad for their work. Rob Harper said Toad had hired Vision Accounting in Iowa and they were doing a fabulous job dealing with bookkeeping for the Associations. Rob explained monthly reports would be available for the Board.

Caren Carroll asked that future annual meeting documents include actual figures versus budget for the prior year. As the Association met mid-way through the year it would be helpful for owners to receive information showing December 31<sup>st</sup> totals. Rob said that information for 2022 could be shared with interested owners and the financial information was not displayed on the website.

Jim Frank made a motion to ratify the 2024 Budget as presented. Bob Pannier seconded the motion and it was unanimously approved.

Rob Harper said Kim Dunn and Mary Poole had volunteered to continue on the Board. No additional names had been put forward. Caren Carroll made a motion to elect Kim Dunn and Mary Poole to additional three year terms on the Board. Ann Gibson seconded the motion and it was unanimously approved.

Rob Harper explained Sebastian Puente would give a short update on the Rec Lot. Sebastian Puente said since the July 2022 meeting a report had been received from Norman Whitehead and Jack Dietrich to confirm there was sufficient available water for the change from the Rec Lot to residential. A group of owners had submitted questions/concerns at the meeting and in September 2022 and efforts had been made to address those comments. Sebastian said a draft Ballot had been prepared and Beth Appleton, the Association's legal counsel, was drafting an Amenities Improvement Plan for the Board to review. Once the Board had reviewed everything the Ballot would be sent out to all owners.

Sebastian Puente explained comments received from owners had requested lot sizes be consistent with existing single family lots, keep the trail along the pump house, provide specifics for the Pavilion size and construction, concern about water and value to the neighborhood with six additional homes and interest in affordable housing. Sebastian

said proposed improvements included an Open-air pavilion, restricted to property owner use, a pond/lake fishing pier, a trail connection to the tennis courts, a single vault bathroom and five parking spaces. Revisions had been made to Concept C and the final plan would not include a fire pit as that was not permitted under the Covenants.

Sebastian said the fishing pier would be a floating dock and it would not be necessary to remove during the Winter months. The addition of the bathroom would remove the need to have the porta-potty.

Sebastian explained there would be another meeting with owners to present the final plan and then a chance to vote on that plan. Once approval had been obtained from the Association it would be necessary to go to the County for the review process. Sebastian explained the amenities would be constructed in the first phase of the work.

It was generally agreed the temporary parking near the tennis courts was working well.

Sebastian Puente said 67% approval of property owners was required to change the Rec Lot to residential. Rob Harper explained not voting was considered a no vote and Rob said he would research ways for people to vote online in an attempt to make the process as easy as possible to encourage people to place their vote.

Sebastian said he looked forward to working with the Association. Jeff Duke said there would be a meeting specifically to discuss the Rec Lot and Sebastian Puente's proposal. Jeff stressed owners needed to make up their own minds on whether the proposal was acceptable to them and the Board would not be advising owners to vote yes or no.

Jim Frank expressed concern that more cattails in the pond would cause problems for those wanting to fish. Rob Harper said solutions for the cattails were always being researched and considered by the Board. Louis Duhart asked if larger fish could be added to the upper pond and Jim Duke said efforts were being made.

Debra Hodge explained the pickle ball/tennis group was willing to attempt a fund raising exercise and Debra asked if the Board would consider working with the group for a May 2024 grant application to the County Met Rec. Debra explained pickle ball courts in the Town of Crested Butte and Mt. Crested Butte were not usable and that was putting all of the pressure on the two Larkspur courts. Four courts were planned for Mt. Crested Butte and once those pickle ball courts were available in August there would be less people wanting to play at Larkspur. Debra explained the surface of the courts would benefit from resurfacing and that was why grant funds were being considered. Debra said fund raising and the Met Rec grant application would reduce the amount of the money the Association needed to spend. Jeff Duke said the Board would discuss and input from as many homeowners as possible would be useful. Jeff explained the resurfacing cost would be in the \$25,000 to \$35,000 range. Debra confirmed there was not a request to expand the number of courts and any proposal was to keep things as they are with one tennis court used for two pickle ball courts. Debra Hodge said efforts had been made to reach out to Met Rec to discuss the grant proposal and explain the

support pickle ball courts would have. Debra confirmed money was already being raised so there would be matching funds available.

Rob Harper explained annual meetings used to be in-person meetings prior to Covid but attendance at the annual meetings had been better with Zoom. Some associations had separate social events so owners could meet their neighbors in person.

The next meeting was scheduled for Tuesday, July 9, 2024 at 5:30 p.m.

At 7:10 p.m. Kim Dunn made a motion to adjourn the meeting. Caren Carroll seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management