

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 21, 2021 6:30 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 6:33 pm and confirmed a quorum.

Kim made a motion to approve the minutes of the June 15, 2021 meeting. Jeff seconded the motion and it was unanimously approved.

Mary said plans (Lodovico) for a Lexi Court project had been approved by the Design Review Committee and Jordan confirmed deposits had been received. Jordan agreed to follow up on outstanding dues prior to construction commencing. Jeff and Mary agreed to review access for concrete trucks over Association common space for Ken Lodovico's project as there were native plants in that area. Plans would be reviewed for a second project on Lexi Court.

Mary agreed to reach out to Jason on the Design Review Committee for updates on current projects and deposit refunds.

Mary expressed concern about native plants being destroyed and it was generally agreed top soil should not be stored on neighboring lots during a construction project and plants should be relocated as much as possible prior to construction starting.

Jordan said a second quarter financial report would be available soon.

Jordan said Lacy Construction would be inspecting plant and grass damage in areas outside the snow storage easements. Attempts would be made to prevent future damage by the snow plows.

Mary said she had been researching the ponds and would continue reaching out to the State about stocking the ponds with sterile carp.

Mary said she had made contact with John Scott, the weed spraying contractor, who had worked at Larkspur in the past and John would inspect and provide a plan for the Summer and future years. Mary confirmed the weed pulling group had been making great progress.

Mary said Gunnison County recommended removal of Pepper Weed.

Jeff said Toad Property Management had once again agreed to loan the skidsteer so Jeff could clear the path around the pond. Once the skidsteer maintenance was finished Jeff would do the work.

Jeff suggested xeriscape for the smaller islands and Mary agreed rock garden xeriscape would look great and irrigation would be reduced. Mary agreed to speak to Erica and prepare one island as a trial.

Once John Scott had a weed spraying plan Jordan agreed to notify owners by email and owners could opt out if they wanted to.

Jeff said the water level in the ponds was lower than prior years but no leaks had been identified. Water usage and restrictions needed to be considered in the future. Jeff made a motion to restrict irrigation to the hours between 7 pm and midnight. Kim seconded the motion and it was unanimously approved.

Jeff said the playground sprinklers had malfunctioned and the sprinklers had remained on over night. Both Toad and Luke had responded. Luke would be replacing/repairing the sprinklers and it was agreed Toad would report any irrigation problems to Jeff prior to removing any equipment for repair.

Concern was expressed about trailers being stored in a driveway. Jordan agreed to email the owner.

Concern was expressed about early morning construction in violation of the quiet hours. Jordan agreed to reach out to the contractor.

Jordan said owners had contacted Toad and provided information about rentals.

The next meeting would be 5:30 pm on August 17, 2021.

Jeff made a motion to adjourn the meeting at 7:10 pm. Bob seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management