

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, AUGUST 24, 2022 5:30 PM MST  
318 ELK AVENUE  
CRESTED BUTTE COLORADO 81224**

**Present by Zoom:** Kim Dunn  
Jeff Duke  
Rewk Patten  
Mary Poole  
Bob Pannier  
Debbie Hodge  
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:34 pm and confirmed a quorum.

Jeff made a motion to approve the minutes of the July 20, 2022 meeting. Bob seconded the motion and it was unanimously approved.

Rob said the financials looked good and the Association would probably finish the year under budget.

Debbie Hodge said she was a tennis player who used the tennis courts. Debbie explained pickle ball was the fastest growing sport in the US and Kristy McFarland, the County Assessor, had been researching ideas to fund maintenance of the Larkspur courts and the addition of a permanent pickle ball court. Kristy had said September 9<sup>th</sup> was the deadline to apply for a \$50,000 grant from Met Rec to resurface the courts and the Larkspur Board would need to support any grant application. Debbie said the tennis group had people who could write the grant proposal. Debbie said one tennis court could be retained and there was sufficient support to have two permanent pickle ball courts. Debbie said the group was active with fund raising and it had been suggested the group use some of those funds for ongoing maintenance. After a short discussion Mary made a motion the tennis group proceed forward with the grant application process to explore resurfacing the existing courts and send the application to the Board for final approval. Jeff seconded the motion and it was unanimously approved. It was agreed a special meeting would be held prior to the September 9<sup>th</sup> deadline once the grant application had been reviewed by the Board. Discussion of the port-a-potty would continue once the grant application had been pursued. Debbie said the group would be willing to share expenses for the port-a-potty 50/50 with the Board determining the placement.

It was generally agreed the presentation by Inside HOA had been very informative but at the present time Larkspur did not have enough short term rentals to justify the \$4,000 set up fee and \$3,000 annual fee. Mary suggested encouraging more owners to participate on the Slack app and Kim said she could draft something to be circulated to all owners. Rob said the Inside HOA offered a lot of other HOA products and some local associations would be testing out the products. Rob agreed to update the Board if there might be opportunities for Larkspur to participate in the future at a lower entry point.

Jeff said he had cut down most of the dead trees and had some maintenance left at the front entrance. Jeff explained the products had been added to the pond to help with cleaning and the products would be added every 30 days.

Jeff said he had spoken with Jason Kidd about silt fencing and the need to talk with Nathan Lacy. Bob said Emily had met with Jason and Nathan and a design had been established for the back yard which would be in accordance with the design guidelines.

Jeff said landscaping at new construction would have to meet with any new landscaping Code introduced by the County but it was unclear when the County would adopt the new Code. Larkspur would need to amend the design guidelines to address any new wildland code. Mary agreed to ask the DRC to consider changes to the design guidelines and Jeff would provide information about potential changes from the County.

Prior to the meeting Mary circulated a proposal from Rocky Mountain Trees to xeriscape the traffic islands. The proposal was approximately \$48,000 and included removing irrigation from the islands and it was generally agreed a different irrigation system would be beneficial but removal of the irrigation would not be acceptable. Jeff suggested just doing one or two islands each year to spread the cost. Mary and Jeff agreed to reach out to Rocky Mountain Trees to meet on site and define the scope of work so Rocky Mountain Trees could give another estimate.

It was generally agreed Bradley had been doing well with weed spraying but the regular rain had caused issues. Rob explained there were only a couple of contractors licensed to spray in the valley and Bradley was extremely busy. Rob said he would follow up and find out what additional information was required by the County regarding weed mitigation.

Jeff said the asphalt had been repaired in the area damaged during a water repair a couple of years ago.

Mary said a small group of owners would be getting together on the 29<sup>th</sup> to have an informal discussion about the plans proposed by Sebastian Puente for the Rec Lot.

At 6:23 pm Kim made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.