

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 17, 2019 5:30 PM MST
318 ELK AVENUE SUITE 24
CRESTED BUTTE COLORADO 81224**

Present:

Kim Dunn (by phone)
Rewk Patten
Jeff Duke
Mary Poole
Bob Pannier
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:33 pm. Jeff made a motion to approve the minutes of the August 20, 2019 meeting. Kim seconded the motion and it was unanimously approved.

Rob said there was no new information regarding the Rec Lot.

Jeff said the State had inspected the water system and the corrections they had requested had reduced flow to 19 gallons instead of the previous 40 -50 gallons and the 19 gallons was not sufficient to maintain the level of the lake. Jeff explained a solution might be a testable backflow preventer and he was gathering information to confirm the sizing and thought the work could be completed for less than \$5,000. Jeff said he would report back to the Board when research was completed as the State had recommended two options and the second option might be subject to freezing and the backflow preventer would be subject to annual inspections so the benefits of the two options needed further research.

Jeff said final invoices had not been received for repairs but after the asphalt invoice was received he expected the water repairs and the subsequent road repairs would probably cost approximately \$15,000. Jeff explained sprinklers close to the road near the Skyland entrance were once again damaged and Luke had been asked to submit a proposal to relocate the sprinklers approximately 10 feet further back from the road. Jeff said the sprinkler system by the water storage tanks was now operating and grass seed would be added to that area.

It was agreed the police would be called if trail bikes were being used on vacant lots or causing a disturbance in the neighborhood.

Concern was expressed about herbicide being used in the future to kill the cattails in the lakes and Rob agreed to reach out to RMBL for additional suggestions to deal with cattails. Jeff said he would perform some work on the Rec Path and a weed barrier needed to be added in the future.

Bob said the review of the proposal for the property at the corner of Brush Creek was currently with the two Towns and Friends of Brush Creek was not taking any action at this time.

Rob explained Toad maintenance and landscaping expenses were within budget. Proposals from Dietrich and Lacy would be obtained for winter snow removal and reviewed by the Board. Jeff said he would not add any additional blue dye to the lakes until the Spring. It was agreed the recent water repairs and associated road repairs would be shown as separate capital line items.

Bob said the DRC wanted assistance from the Board as multiple letters had been sent to Nichols regarding failure to complete the construction project within the maximum timeframe and not using the previously approved colors but no responses had been received.

The meeting adjourned at 6:50 pm.

Prepared by Rob Harper, Toad Property Management