

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 20, 2021 6:00 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

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

Rob called the meeting to order at 6:03 pm and confirmed a quorum.

Jeff, Bob and Mary had additional items for New Business later in the meeting. Mary made a motion to approve the Agenda with the additional items. Bob seconded the motion and it was unanimously approved.

Bob made a motion to approve the minutes of the July 21, 2021 meeting. Kim seconded the motion and it was unanimously approved.

Jeff explained Sebastian Puente had purchased the Rec Lot and wanted to discuss potential plans which would require an amendment to the Covenants. Sebastian joined the meeting and introduced himself and the partners in the valley he was working with. Sebastian explained the same group had a multi-family project underway in Buckhorn and significant research had been performed during the past few months on 426 Larkspur to understand current regulations, previous plans for the lot and infrastructure requirements, including water and sewer availability. Sebastian said their research had indicated changing R1 designation to residential use and having 6 units on the lot would not have a negative impact on the existing infrastructure, including water, within the community.

Sebastian Puente presented ideas for the lot which included a possible community space, parking and access to the tennis courts and pond. Sebastian said they would like to reach out to owners to receive comments from the community on requirements and suggestions for development of that parcel and perhaps a survey would be useful. Information would be gathered and then an approach would be made to owners to amend the Covenants. Sebastian was thanked for his presentation and Sebastian left the meeting.

Restricting the size of homes on R1 and encouraging construction of duplex or townhomes and utilizing shared driveways was briefly discussed so use of the units might meet the current need in the area.

Mary explained two properties had received a full refund of the construction deposit and one home had received a partial refund. Some homes had exceeded the 800 sq. ft. of sod or seeded lawn. The DRC had suggested charging for the additional water necessary to irrigate the grass

and metering water usage in the future might help. Jeff said he would continue to monitor for water leaks as water usage was higher than expected. Rob explained the process to set up metering at every home, reading the meters and invoicing for water usage would take time and money to put in place. Jeff said he would research options and report back to the Board.

Mary said the DRC felt there was confusion regarding exterior fireplaces and fire rings. Rob said the DRC could include wording in the Design Guidelines to clarify the wording in the Covenants and that clarification would not require approval of 67% of owners.

Mary said the Landscaping Committee had prepared a list of future projects with estimated costs. Mary agreed to circulate the list to the Board and identify priority of the various projects.

Jeff said the cost of 2 inches of gravel on the lake trail would be approximately \$3,300 for material and \$7,000 for Lacy Construction to spread and compact the material.

Fall maintenance on the flower beds would need to be completed before the next meeting and Mary agreed to circulate the proposal via email and the Board could approve the work via email.

Jeff recommended an aeration system be installed in the ponds and funds made available for raking material out of the ponds. Jeff cautioned the noise of the aeration system might be annoying to residents close to the pond. Noise could be contained a little if the equipment was housed in a small structure. Jeff agreed to continue research and report back at the next meeting.

Snow removal to reduce damage to landscaping was discussed. Jeff volunteered to talk to Lacy Construction and the Toad crew prior to the start of winter and walk the area to identify areas of concern before everything was covered in snow. Rob said a significant amount of snow poles were put in place each year in Larkspur and care would be taken to make sure the poles were secured and in place for the entire winter.

Contractors and some residents speeding through the neighborhood continued to be a problem. Rob was asked to circulate an email to all owners.

Pickle ball was very popular and people had to wait for a court. Jeff said there were two pickle ball nets and an additional court could be marked.

Rob confirmed the children's playground equipment would be checked periodically and Rob agreed to contact the Town of Crested Butte to find out if the Town hired somebody to inspect playground equipment. Rob agreed to check if playground equipment was specifically covered in the insurance policy.

Kim made a motion to adjourn the meeting at 7:31 pm. Rewk seconded the motion and it was unanimously approved.