

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, SEPTEMBER 21, 2022 5:30 PM MST  
318 ELK AVENUE  
CRESTED BUTTE COLORADO 81224**

**Present by Zoom:** Kim Dunn  
Jeff Duke  
Mary Poole  
Sebastian Puente  
Hannes Gehring, Toad Property Management

Hannes called the meeting to order at 5:37 pm and confirmed a quorum.

Hannes explained Beth Appleton, legal counsel, had confirmed the Board had the authority to make a decision about changing the tennis court to a pickleball court. Hannes agreed to research if the Development Improvement Agreement with the County required the installation of a restroom.

Mary said thirteen people had attended a meeting to discuss the Rec Lot. It was decided to update owners with information or about future meetings via Slack and Hannes confirmed an email had been sent to all owners. The number one concern was water and the group wanted a third party to research the availability of water and those costs should be paid for by the owner of the Rec Lot. The recreational requirements of owners for the lot had been discussed. Mary said it felt a productive meeting but just represented a small group of owners.

Sebastian Puente gave an updated to the Board on the 426 Larkspur Loop Project. Sebastian presented a site plan prepared by his architect to show what could be constructed on the lot under the current Land Use Plan. Sebastian said the Lacy Spring produced 43 gallons/day and it was estimated at full build-out in Larkspur there would not be a need for more than 28,000 gallons/day. Mary explained the concern at the recent informal meeting was focused on climate change and the need to understand that the original figures for the Lacy Spring presented at the start of development at Larkspur were still accurate. Jeff agreed to check with Jack Dietrich on the actual amount of water currently produced by the Lacy Spring. Jeff explained other subdivisions in the area also had the right to water from the Lacy Spring.

Sebastian said comments from the July 12, 2022 annual meeting had been included in a Concept C revision. Lot sizes were consistent with the neighborhood, a 24 x 24 ft pavilion and a fishing pier had been proposed. A fire pit, trail connections, community gardens had all been included in the space together with privacy berms to shield homes. Sebastian said attempts would be made to prepare the amenities either before construction on the lots or at the same time as construction on the first lot. It was generally agreed the revisions provided open space for the community as requested at the annual meeting. Sebastian said the planting of trees might not be exactly as presented on the Concept C Revision but it was the intention to plant trees.

Sebastian presented some options for a pavilion and suggested having a small group of owners reviewing the options and making suggestions in accordance with the budget. Sebastian said he could follow up with Skyland or CB South and find out how they dealt with cleaning of restrooms or common area structures and ongoing maintenance. Parking would be a deciding factor on the design and future use of a pavilion. Jeff suggested parking spaces near the pavilion be included on the plan.

Sebastian said he wanted to keep the design process moving forward. Mary volunteered to send the Concept C Revisions to the group of thirteen and Mary suggested emailing all owners asking for volunteers to form a core group of owners to review plan proposals. Once the information from today's meeting had been shared with interested owners another meeting would be scheduled. Sebastian said he would continue to research water availability.

Mary explained progress had been made on the landscaping. Volunteers had assisted with the process and one owner had been raking the lake and clearing thistles. Jeff agreed to purchase an additional rake and said the cost was approximately \$100 per rake. Mary said work had been completed on the Chamomile Daises and the Cress would be sprayed in the Spring. Jeff said approximately \$2,000 per year had been spent on weed mitigation in the past. Mary explained stones were being added around the pond and encouraged owners to add stones. Mary said Rocky Mountain Trees & Landscaping could perform work on just one, two or three islands at a time. Further discussion was required at the next meeting. Mary clarified the work on the islands was designed to reduce irrigation.

Sebastian left the meeting.

Mary suggested the core group of owners to review the plans for 426 Larkspur Loop be restricted to 15 owners and concern was expressed that might be too many.

Mary made a motion to approve the minutes of the August 24, 2022 meeting. Kim seconded the motion and it was unanimously approved. Mary asked for Action Items to be identified in the Minutes.

Jeff said the irrigation system had been blown out for the Winter.

Jeff expressed concern about the algae on the larger lake. Jeff said hopefully the work being performed on the lake would deal with the issue. Jeff said the lake had been full during the Summer. Jeff said he continued to work on water metering and had some concerns about how well the meters would operate.

The next meeting would be Wednesday, October 19, 2022.

At 6:40 pm Mary made a motion to adjourn the meeting. Kim seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Research Development Improvement Agreement with County	Hannes
Speak to Jack Dietrich about the Lacy Spring	Jeff
Send Concept C Revisions to group of 13 owners	Mary
Reach out to owners to form a core group to review Rec Lot proposals	Mary
Follow up on weed mitigation	Mary
Water Meter Research	Jeff