

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, SEPTEMBER 22, 2020 5:30 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by phone: Kim Dunn
Jeff Duke
Mary Poole
Scott Kelley, Toad Property Management

Scott called the meeting to order at 5:35 pm. Jeff asked for a tennis court discussion to be added to the Agenda.

Jeff made a motion to approve the minutes of the June 2, 2020 meeting. Kim seconded the motion and it was unanimously approved.

Jeff said the Design Review Committee had approved four projects and a hot tub request was being considered. Jeff said Taylor Reeves had received his Certificate of Occupancy and the work on the exterior of the house might go over time. A request for a time extension to finish the project could be made to the Design Review Committee.

Jeff said the upper pond had been drained down, cattails trimmed and the pond refilled. It was generally agreed the upper pond looked good and chemicals would not be used if the trimming method proved to be successful.

Jeff said the water system seemed to be working well and the irrigation system had been blown out and winterized. Luke would be asked to investigate a small irrigation leak in the Spring. It was agreed to continue with Luke for maintaining the irrigation system.

Scott said expenses, year to date, were approximately \$9,300 under budget. Scott agreed to move the large Lacy Construction expense to capital expenditures.

Scott said the DRC supported the return of the second half of the deposit to John Nichols. Jeff made a motion to refund the remaining \$5,000 deposit to John Nichols. Kim seconded the motion and it was unanimously approved.

Jeff agreed to contact the DRC regarding the hot tub request and it was unclear at this time if the proposed location of the hot tub was within the building envelope.

Mary said the path around the lake and the gardens were getting overgrown and Scott said the weeds in the gardens at the entrance had been a problem this year. It was agreed the two gardens at the front entrance would be maintained and also the small garden on Wright Ranch Road. Jeff said the landscaping crew had been asked to do additional weeding and mowing/lawn maintenance but the work had not been completed. Mary and Jeff agreed to

discuss landscaping needs in the Spring and Scott suggested reaching out to him if there were any landscaping concerns and he would coordinate the efforts of the landscaping crew.

Jeff said he had cleaned up the path around the lake in the past and it was agreed it would be done again in the Spring.

Scott said the weed management contractor had been too busy to spray and Toad had completed the spraying of the noxious weeds. Mary volunteered to pull some noxious weeds around the lake.

It was agreed information regarding noxious weeds needed to be circulated to all owners in the Spring.

Scott said the displaying of political signs by owners was permitted.

Jeff said a new net had been put up at the tennis courts. Jeff said the screening on the fences had been working loose and Jeff said he would remove the screens before the Winter and put back up in the Spring. Concern was expressed that the tennis committee did not appear to be very active or coordinated.

Scott said snow poles would be put in place late October and Jeff asked to be involved in placing the poles and to give some guidance on snow storage and share that information with Lacy Construction. Concern was expressed that some plow drivers drove too fast.

At 6:08 pm Kim made a motion to adjourn the meeting. Mary seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management