

**LARKSPUR COMMUNITY ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
VIA ZOOM  
TUESDAY JULY 12, 2022  
5:30 P.M. MDT**

**Present:** Kim Dunn  
Jeff Duke  
Mary Poole and Laird Cagan  
Rework and Kristina Patten  
Kevin and Carolyn Schiferl  
Bob and Emily Pannier  
William Paape  
Ann Gibson  
Todd Carroll and Caren Carroll  
Bryant Williams  
Sebastian Puente  
Julia Kidd  
Louis and Theresa Dupart  
Debra Hodge  
Michael Galvin  
Hannes Gehring, Toad Property Management

**By Proxy:** James Frank  
23 Lexi Court  
John Nichols

Hannes Gehring called the meeting to order at 5:48 pm and confirmed notice of the meeting was mailed to owners on July 1, 2022. With 4 proxies and those participating by Zoom a quorum was established. Kim Dunn made a motion to approve the minutes of the July 6, 2021 Annual Meeting. Bob Pannier seconded the motion and the motion was unanimously approved.

Jeff Duke explained upgrades had been made to the path around the lake. Some additional work would be completed on the lake path once nearby construction was finished. Jeff said 125 grass eating carp (8 – 12 inch) had been added to the upper and lower ponds. Removing grass and additional treatments would still be necessary and it might take a couple of years to see any improvement. Trout had also been added to both ponds.

Jeff explained Jack Dietrich would be retiring and Brian Carney would be responsible for maintaining water treatment. The cost would remain the same. Jeff confirmed weekly water testing was necessary and all recent tests for the State had been acceptable. Jeff explained water meters were still being considered and implementation could be as early as next Summer. A monthly water fee might be necessary at that time for the

additional monitoring and administration. Jeff said water meter monitoring would allow the Association to more easily locate water leaks and also owners using more irrigation water would pay for that additional water. The lake had been low the prior year and some homes were watering larger areas than permitted. Louis Dupart asked if an aeration method was still being considered and Mary Poole said the Board was still researching options. Jeff Duke said all options were being considered and the concern with an aeration system was a suitable power source and reliability as the existing aeration had to be rebuilt every couple of years.

Jeff Duke said concern had been expressed about the Design Guidelines and a request to bring the Guidelines in line with fire mitigation. Jeff said input was encouraged and the Design Review Committee would continue to consider changes including reducing the tree requirement or roof materials. Mary Poole encouraged owners to reach out to the Association and said an App had been set up to improve communication.

Mary Poole said the Landscape Committee had accomplished a lot during the year including around the lake. Mary said Erica White had been hired to maintain the landscaping and volunteers had assisted with weeding and the common areas were looking good. Hannes confirmed there would be weed spraying within the next few weeks. Mary encouraged owners to help pull noxious weeds, especially daisies and Toadflax. Mary said the playground would receive some attention and Xeriscaping some of the common areas was also being considered.

Hannes Gehring said 12 homes and 2 vacant lots had sold during 2021 with an average sale price of approximately \$547,000 for homes. Hannes thanked the Board for their hard work during the year and said the board members had been very responsive. Hannes explained the Association was in a good financial position and the Board had approved the Budget based on actual expenses and anticipated increases. Theresa Dupart made a motion to ratify the 2023 Budget as presented. Bill Paape seconded the motion and it was unanimously approved.

Hannes explained Jeff Duke and Bob Pannier were willing to continue on the Board. Kim Dunn made a motion to elect Jeff Duke and Bob Pannier to the Board for an additional three year term. Bill Paape seconded the motion and it was unanimously approved.

Jeff Duke explained Sebastian Puente had purchased the Rec Lot and was pursuing a land use change to single family homes instead of the original Rec Lot. Jeff said Sebastian would be making a presentation and community involvement was encouraged in an effort to protect infrastructure and assist with drafting any changes to the Association's governing documents. Bob Pannier said any changes to the Covenants would require 67% approval of owners.

Sebastian Puente shared a summary of the recent survey for 426 Larkspur Loop (the Rec Lot). Sebastian explained the current land use permitted up to 39,000 square feet of structures on the lot including commercial usage. Sebastian said it was a large parcel and the proposed change would be for 6 single family homes providing low density and

remaining space would be community space. The proposal would be a reduction in water and sewage usage. Sebastian explained 37 owners had responded to the survey and 25 of those owners supported a change to the existing land use for 426 Larkspur Loop from recreational to residential. Nine owners required more information before making a decision. After the survey site plans had been prepared and those plans shared with the Board for input and comment at April 19, 2022 and June 22, 2022 meetings.

Sebastian explained Concepts A, B and C for trails to connect owners with the pond, a potential pavilion and pier and the existing tennis courts. Sebastian confirmed construction was anticipated in 2022-2023 and costs for the enhanced access to the pond or tennis courts and the provision of a pavilion and pier would be a developer cost. Potential designs for a pavilion and pier were shared.

Sebastian said it was hoped a mail Ballot could be sent to all owners in August after receiving further input from owners. Sebastian explained the 6 single family homes would be different in appearance to be consistent with other homes in Larkspur but plans were not available at this time. Sebastian said the intention was to develop, build and sell the homes. No plans were being considered at this time for affordable housing within the 6 single family homes. Ongoing maintenance of trails, the pond, a pavilion and piers would be an expense for the Association.

Michael Galvin suggested some parking spaces be provided at the entrance to the trails to accommodate parking for the pavilion use. It was generally agreed the parking might be helpful. Sebastian explained the Ballot would include a site plan depicting lot sizes and home sizes and the open space, including the pavilion and piers, which would be maintained by the Association in the future. Ownership of common amenities and trails would be deeded to the Association. County approval would be required after at least 67% of all owners had voted to proceed.

Concern was expressed about the lot sizes for the 6 single family homes being larger than existing lot sizes in Larkspur as smaller lot sizes would allow for useable open community space for owners. A suggestion was made for a duplex on one of the lots to make the duplex homes more affordable to people working in the valley. An enclosed gathering space would be more useable for the community than a pavilion due to the weather and a community garden space was also suggested. Concern was expressed about the increased costs for the Association and any potential income of an enclosed space. Sebastian thanked owners for their comments and Jeff explained owners could use the Slack App to continue comments and feedback to Sebastian.

Kim Dunn explained how the Slack App operated and said it was a forum for owners to receive and share information. Owners could contact Toad or Kim so their email address could be included in the App.

Hannes Gehring said a few owners were currently operating short term rentals at their houses. As part of the short term rental rules an owner needed to have a local

representative to promptly respond to any potential issues. Limiting the number of short term rental homes or limiting the months of rentals was suggested as a way of protecting housing for the local workforce. The Board would continue to discuss and owners were encouraged to reach out to the Board with input.

Caren Carroll asked about operating expenses. Bob Pannier explained legal expenses had been incurred due to a water easement agreement with a neighboring property. Jeff explained Larkspur had been going through the process to become a certified public water company with the State and that had created some additional operating costs, approximately \$3,000 over budget. Jeff said those costs would reduce once the additional testing requirements had been met. Management fees had increased due to the increased expense of operating in the valley. Dues increased by 3% each year to keep up with increases in operating expenses. Bob explained two lots were in arrears on dues and the Toad Property Management continued to reach out to those owners.

Jeff Duke encouraged owners to review fire mitigation options and be active in making homes safe.

Jeff explained the County owned two multi-family lots (a total of 6 units) within Larkspur and the Fire Department had expressed interest in one of those lots and a private individual was interested in the other lot to build a duplex. Jeff said the Covenants stated houses must be owner occupied and that was reducing options for development of the two County owned lots to provide housing for some of the local workforce. Jeff explained an amendment to the Covenants would be necessary to make it possible to provide housing for the local workforce.

The date of the next meeting was tentatively scheduled for Tuesday, July 11, 2022.

At 7:48 pm a motion was made to adjourn the meeting. The motion received a second and was unanimously approved.

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Rob Harper, Toad Property Management