

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 18, 2024 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

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

Erin called the meeting to order at 5:40 p.m. and confirmed a quorum. Erin explained notice of the meeting had been given at the May 14, 2024 meeting.

Bob made a motion to approve the minutes of the May 14, 2024 meeting. Mary seconded the motion and it was unanimously approved.

Erin explained the Design Guidelines included a fine schedule but State legislation now made it a very difficult, lengthy, task to collect those fines. It was generally agreed Bart Laemmel issued warnings and in most cases the issue was satisfactorily resolved without the need to fine.

At the annual meeting there would be a discussion about fire pits, the \$10,000 paid to Gary Garland for each tap fee and the Fire District building a duplex with rental units. If there was sufficient interest a written vote could be taken in the Fall to amend the governing documents.

Jeff asked if the draft Budget could include the possible income of two Road Impact Fees of \$2,000 each. Rob agreed to review prior documents to confirm the Road Impact Fee of \$2,000 was voted on and added to the Design Guidelines.

Mary asked that Native Landscapes be scheduled for the Spring weed spraying. Rob confirmed Larkspur was on the list and Erin would follow up to find out when that work would happen. Mary and Erica would prepare an email to owners advising them of the types of noxious weeds as owners with homes would be responsible for the removal of those weeds.

Erin said some owners had requested the introduction of restrictions on the number of short term rentals allowed. Erin said CB South had not been successful in restricting the number of days for short term rentals in that area. Enforcement of any new restrictions would be challenging and expensive. Erin and Rob agreed to research and reach out to legal counsel for advice and discuss at the annual meeting.

Mary said some owners would like improvements to the lake and running water through the lake would help to keep the water clear. Water had not been run through the lake for a couple of years and Jeff said he had requested a bid for water testing to confirm to neighboring property

owners that the water was safe. Jeff explained other entities might be available for testing and Jeff and Mary could work with the neighboring property. A fountain or steps might help with water quality and Sebastian Puente had some plans for water improvements.

Other improvements could be made at the lake and a list, containing costs, would be prepared. Concern was expressed about irrigation water from lots going onto the south side of the path around the lake. Erin and Rob said they would follow up with the three owners about adjusting their irrigation system.

Jeff said the lake was looking good and the work on the Cattails had been reasonably successful.

Mary stressed the need to add gravel around the lake.

Bob expressed concern about increasing operating expenses and said future Capital projects would need to be funded by special assessments as well as reimbursement of recent Capital project expenses included in the next special assessment. How to fairly assess E Lots and S Lots was discussed.

Jeff said gravel around the lake, aerators, cattail removal, fish and shrubs to shield water tanks would be items for a potential special assessment. Erica would supply costs for the other landscaping and improvement projects.

A draft Budget had been distributed prior to the meeting. Bob explained efforts had been made to minimize the dues increase but cover operating expenses. Any additional projects would need to be funded by a special assessment. Rob explained the proposed dues increase was an increase of 3% for the E Lots and 29% for the S Lots. Concern was expressed that some of the expenses might be higher than those shown in the Budget and Rob explained the expenses were based on averages rather than the high years. An annual available water fee per lot might be an option and Rob and Erin agreed to follow up with legal counsel to determine if a charge of approximately \$400 could be applied equally to all lots (E and S).

Rob explained the draft Budget included a \$40,000 special assessment to alert owners of the upcoming special assessment. After discussion Rob agreed to move the \$40,000 special assessment out of income and place it under Capital. Also, the Reserve Fund line would be renamed Capital Projects. Jeff made a motion to approve the Budget with those changes. Mary seconded the motion and it was unanimously approved.

The approved Budget would be sent to all owners with the annual meeting documents. Rewk said he was willing to continue on the Board for an additional term. It was agreed to email all owners asking if there were any additional volunteers for the Board.

Mary said she had circulated the Design Guidelines. It was agreed the Board would review and vote at the next meeting.

Mary said she would not be available to organize a community pot luck in the coming weeks. Jeff suggested holding the pot luck later in the Summer and he would be willing to assist.

At 7:12 p.m. Kim made a motion to adjourn the meeting. Rewk seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Annual meeting topics – fire pits, \$10,000 tap fee & Fire Dept Duplex	Erin
Contact Beth Appleton about \$2,000 Road Impact Fee	Rob/Erin
Obtain date for Native Landscapes weed spraying	Rob/Erin
Prepare email to owners about Noxious Weeds	Mary/Erica
Restrictions on Short Term Rental research / Beth Appleton	Rob/Erin
Water testing for lake / contact Mindy Sturm	Mary/Jeff
Prepare list of Capital projects and costs	Jeff
Prepare list of improvements around the lake (including costs)	Erica
Contact owners on the south side of lake about irrigation	Rob/Erin
Contact Beth Appleton about an annual water fee for all lots	Rob/Erin
Adjust Budget and prepare annual meeting documents	Rob/Erin
Email owners asking for additional volunteers to join the Board	Rob/Erin
Review Design Guidelines	The Board
Organize pot luck in late Summer	Jeff/Mary