

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, AUGUST 19, 2025 5:30 PM MST
VIA ZOOM AND 318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Jeff Duke
Kim Dunn
Bob Pannier
Rewk Patten
Debbie Hodge
Liz Magill
Bill Paape
Jim Frank
John Nichols
Ann Gibson
Don Turk
Rob Harper, Toad Property Management
Jesse Drees, Toad Property Management

Rob called the meeting to order at 5:33 p.m. and confirmed a quorum of the Board.

Kim made a motion to approve the minutes from the July 15, 2025 meeting. Jeff seconded the motion and it was unanimously approved.

Dan Spivey, legal counsel for the Association, had reviewed the Design Guideline amendments and made some changes. Rewk expressed concern about the revised wording in three sections. Jeff agreed to follow up with Bart Laemmel to understand why two of the changes had been proposed. The requirement for all construction dumpsters to be covered was supported by some board members. Jeff agreed to follow up with Bart Laemmel and Dan Spivey about landscaping requirements to comply with new County and Fire Department regulations.

Once the board had finished reviewing the Design Guideline amendments they would be displayed on the website (redline and final document), the final document would be emailed to all owners and a notice of the amendments would be posted in the CB News. Owners would have the opportunity to provide comment prior to the Board approving the amendments.

Jeff suggested setting up a Water Committee and charging owners a water availability fee. Water meters could be added to homes to monitor usage or leaks once the availability fees had generated sufficient funds to add the meters. Jim Frank questioned the need for water meters when there was not a water supply problem and in his experience it had only been necessary to limit irrigation water twice in the past. Jim said he would be opposed to water meters and volunteered to join the Water Committee. Liz Magill said Pete would be interested in joining a Water Committee. Jeff agreed to gather information and a Water Committee would be discussed at the next meeting.

Jeff said Sebastian Puente continued to work at resolving utility infrastructure (sewer line) issues on the Rec Lot. Trenches were open while the work was underway and would be resolved soon.

Jeff explained he had been working with Tim Parker about the tennis court resurfacing. One quote had been obtained and more quotes requested. Tim had agreed the work would be scheduled for Spring 2026 to allow more time for bids to be obtained.

Debbie Hodge said approximately 30 responses had been obtained for the upcoming pot luck party. Stage 2 fire restrictions would be in place and portable grills would be used. Debbie asked if future Budgets could include a line item for pot luck parties as the Committee would be personally funding some expenses. Debbie suggested asking owners at the pot luck to sign up to be included in a community directory. Rob agreed to send a reminder email to owners about the pot luck. Jeff said he would provide tables, chairs, table clothes and a portable grill from the Fire Department. A popup tent could also be borrowed if rain was forecast.

Liz Magill said the speed limit signs had been successful.

Jeff agreed to follow up with two owners about damp areas by the lake path. There had been improvements but the problem appeared to be back again and it was unclear which home might have a leak or excessive irrigation.

Rob said Bill Paape's questions had been passed to legal counsel for review. Dan Spivey had indicated a plat amendment might be required. Bill said he would continue to review options with an architect.

At 6:25 p.m. Kim made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Follow up with Bart Laemmel and Dan Spivey re DRC Guidelines	Jeff
Research water usage information	Jeff
Obtain bids for tennis court resurfacing	Jeff
Reminder email to owners about pot luck	Rob
Contact owners about excess water near lake path	Jeff