

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, FEBRUARY 15, 2023 6:00 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224**

Present by Zoom: Kim Dunn
Jeff Duke
Mary Poole
Bob Pannier
Rewk Patten
Hannes Gehring, Toad Property Management

Hannes called the meeting to order at 6:01 pm and confirmed a quorum.

Jeff made a motion to approve the minutes of the January 18, 2023 meeting with an amendment regarding the water discussion with Jeff Dietrich and John Stock. Kim seconded the motion and it was unanimously approved.

It was confirmed the dumpster at 544 Larkspur Loop had been removed since the last meeting.

Hannes said expenses for the ponds could be shown as a separate line item in reports and Jeff asked if landscaping could also be a separate line item. Bob confirmed expenses for pond maintenance exceeded budget as additional work, including the aeration, had been authorized after the adoption of the Budget.

Hannes explained changes were being made to the operation of accounts payable at Toad and future reporting should be easier. Hannes said attempts would be made to add more detail to future Toad invoices and Hannes encouraged Board members to reach out to him with questions or requests for more detail.

Prior to the meeting Bob had circulated several questions regarding the financials. Hannes explained snow removal for 2022 was high as snow removal during December 2021 was included on the 2022 total. Hannes said a journal entry would be made to put the 2021 expense back into 2021 prior to Bob completing the annual tax return.

Hannes said Lacy Construction plowed after 6 inches of fresh snow but at times Lacy Construction removed snow to reduce ice build up if snowfall was close to the 6 inches or expected to reach that during the day. It was generally agreed snow removal had been good and Lacy Construction had performed some good clean up work when the snowfall was less than 6 inches.

Jeff said he supported the use of the large snowblower by Lacy Construction instead of pushing snow back with a loader. It was agreed Jeff would speak to Aaron at Lacy Construction and ask for the large snowblower to reduce any potential damage to the curb stops. Pushing the banks back would help with visibility on corners.

Mary said Sebastian Puente had provided a letter from Jack Dietrich and Norman Whitehead regarding water. Jeff confirmed the documentation submitted to the State stated the Rec Lot could receive up to 2,500 per day from the Larkspur water supply. Mary explained she had an informal meeting with Sebastian and Sebastian had said he proposed reaching out to all owners in March with a vote for his proposal for the Rec Lot. Mary said there was not very much interest in attending a meeting to discuss the Rec Lot despite Mary sending out several prompts. Mary said Sebastian had indicated work would start on the community projects, the pavilion and the boat ramp, prior to construction on the six homes. It was agreed the Board needed to review the voting/ballot documents prior to them being sent to owners to make sure everything was complete as amendments to the Association governing documents would be necessary if the vote was successful.

Mary said a representative of the weed mitigation group for the Town of Mt. Crested Butte would like to participate in a meeting with the Board.

Jeff explained the State required an inspection of water tanks and it would be necessary to have an inspection performed during the Summer at a cost of approximately \$3,000. State inspections were normally conducted every 5 years but an inspection had been delayed due to Covid-19. Jeff said he would speak to Brian Carney about future water expenses so those expenses could be written into the Budget.

Jeff explained snow blowing for access to the pump house was performed by Eric Dishmon at approximately \$60 per visit. It was agreed Eric Dishmon would continue snow blowing access to the pump house.

The next meeting was scheduled for March 15, 2023 at 5:30 pm (MT).

At 6:45 pm Bob 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:
Tidy up 2022 financial report	Hannes/Toad
Contact Lacy Construction requesting use of large snowblower	Jeff
Contact Brian Carney regarding future water expenses	Jeff