

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, MARCH 13, 2023 5:30 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 5:36 pm and confirmed a quorum.

Kim made a motion to approve the minutes of the February 15, 2023 meeting. Bob seconded the motion and it was unanimously approved.

Jeff explained the Water Drainage Agreement had been returned with amendments. After a short discussion Jeff agreed to send the Agreement to the water attorney for review prior to the Board signing the Agreement.

Hannes said Sebastian Puente would be joining the meeting. Hannes sent an email to the Board with a sample ballot. Jeff said Beth Appleton, legal counsel, had reviewed the ballot and made some changes to the document. Bob said Covenants for the Association would need to be amended, by at least 67% approval of owners, to allow the project to go ahead and that might need to be a second vote. Concern was expressed that the ballot did not specifically address some items, such as tap fees, and the wording of the ballot did not provide the detail and definitions that the Covenants provided. It was generally agreed questions from the Board would be sent to Beth Appleton to make the document easy for owners to understand what they were being asked to vote on. Responsibility for payment of legal fees would be discussed during the meeting.

Sebastian Puente joined the meeting to discuss the Rec Lot, 426 Larkspur Loop. Sebastian explained the concept plan was the same as the one presented in September. Since that meeting Sebastian said Jack Dietrich and Norman Whitehead had been evaluating the water decrees and understanding the potential water availability to meet the demands of the six homes. Sebastian said a Ballot had been prepared and shared with Beth Appleton for review on behalf of the Association. Sebastian explained Beth had provided a few small edits which were all acceptable to him. Sebastian said he thought the Ballot was ready to go to owners and would like to mail the Ballots, with the help of Toad, during the week of March 27th.

Jeff explained the Board would like to talk with Beth Appleton to determine how the Ballot and changes to the Covenants could happen without the need for a second vote. Sebastian confirmed he was willing to pay for Beth Appleton's time and it was agreed the Association

would pay the legal fees and Sebastian would reimburse the Association. It was agreed the next Board meeting would be April 12th.

It was generally agreed additional parking spaces needed to be added near the tennis courts/trail. Sebastian agreed to amend the Ballot to include the words “up to 4 parking spaces”, subject to Design Review Committee approval.

Sebastian left the meeting and said he looked forward to hearing from the Board after they met with Beth Appleton to discuss the Ballot.

Concern was expressed about a fire pit as that would be in violation of the existing Covenants, only a chiminea was acceptable.

It was agreed to talk about pickle ball at the next meeting. Moving pickle ball courts to the other end of the tennis courts was an option which could be discussed. Maintenance and enforcement of rules for the tennis courts was an Association expense unless the County took over responsibility. Discussion would continue at the April meeting and Hannes agreed to let the concerned owner know.

Concern had been expressed about slow snow removal during a large recent weekend storm. Overall it was agreed snowplowing had been good during the season.

At 6:45 pm Bob made a motion to adjourn the meeting. Kim seconded the motion and it was unanimously agreed.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Send Water Drainage Agreement to legal counsel for review	Jeff
Contact Beth Appleton with questions regarding the Rec Lot Ballot	Jeff
Contact owner regarding the pickle ball discussion	Hannes