

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, APRIL 11, 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 5:34 pm and confirmed a quorum.

Kim made a motion to approve the minutes of the March 13, 2023 meeting. Bob seconded the motion and it was unanimously approved.

Jeff explained the water easement agreement from the neighboring property for water drainage rights had been reviewed by the Association's water attorney. The attorney did not recommend signing the agreement as there was no benefit to the Association and the adjoining property still retained the right to cancel the agreement at any time. Jeff explained the Association had not recently released water and the water attorney recommended not releasing water in that direction until the adjoining property agreed to sign a non-revocable water easement agreement. Jeff agreed to respond to the adjoining property owner's association.

Jeff said he had been trying to reach Beth Appleton to ask what impact or conflict, if any, the Ballot for the Rec Lot might have with the Association's governing documents. Jeff explained they had not been able to make contact and now Beth was out of the office and not responding to messages. Hannes agreed to reach out to Jacob With of Law of the Rockies to find out if he would be able to review the documents on behalf of the Association. Jeff said the Board had additional questions, including questions regarding tap fees, and Jeff said he would forward the Board's questions to Hannes to share with Law of the Rockies.

Hannes agreed to have the Larkspur Loop sign repaired as it had been damaged by snow.

Hannes said management of use of the pickle ball and tennis courts would need to be discussed in a future meeting. Bob said there seemed to be support for moving the pickle ball courts to the other side and Jeff said moving the lines needed some testing first. Sharing port-a-potty costs with the tennis club would need to be discussed. Hannes said he would draft new signage and share with the Board.

Hannes agreed to reach out to Sebastian Puente and find out his thoughts on timing of the Ballot for the Rec Lot.

The next meeting was scheduled for May 10, 2023 at 5:30 pm

At 6:06 pm Kim made a motion to adjourn the meeting. Bob seconded the motion and it was unanimously agreed.

Prepared by Rob Harper, Toad Property Management

Action Item to Do:	Responsible:
Respond to adjoining property about water drainage agreement	Jeff
Contact Jacob With with questions regarding the Rec Lot Ballot	Hannes
Repair Larkspur Loop street sign	Toad
Tennis Court signage	Hannes
Change pickle ball and tennis court lines	Jeff
Contact Sebastian Puente regarding Rec Lot Ballot	Hannes