

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MAY 10, 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
Jason Evanko, Gunnison County
Julia Kidd

Hannes called the meeting to order at 5:33 pm and confirmed a quorum.

Kim made a motion to approve the minutes of the April 11, 2023 meeting. Mary seconded the motion and it was unanimously approved.

Hannes explained Sebastian Puente would like to make a presentation to all owners, via Zoom, about his plans for the Rec Lot. Hannes said he was researching the opportunity to return Ballots by DocuSign. Hannes said Sebastian's attorney would draft an agreement guaranteeing that all proposed infrastructure would be completed in a timely manner. There was no opposition to Toad setting up a Zoom meeting with Sebastian and inviting all owners to join and hear Sebastian explain the project prior to any voting. Liability issues due to a dock needed to be addressed and Hannes confirmed he would reach out again to the Association's insurance agent.

Jason Evanko explained Houndstongue was a weed appearing in areas of disturbed soil, such as new construction. Pulling Houndstongue was the best method but the Houndstongue could also be sprayed with Escort, Opensight or 2,4-D in mid July. The seed heads of the Musk Thistle could be pulled or the rosettes sprayed with Milestone or Transline by early July. Controlling the seed heads of the Musk Thistle was sufficient to reduce the spread. Spraying could be performed in the Fall to kill off the Thistle during the Winter. Jason explained some herbicides could be used near water. Jason said the weed Black Henbane was poisonous to humans and animals. Jason explained the weed could be pulled or by removed by digging but gloves should be worn to prevent exposure to the plant. Milestone was the appropriate herbicide to treat Black Henbane and burning the plant avoided. Jason explained the rosettes of Hoary Cress could be sprayed in the Spring/early Summer and the green plants in the Fall with Milestone, 2,4-D or Telar. The Hoary Cress weed liked disturbed soil and construction areas were very vulnerable to the weed. Mary said an area around the small pond had Hoary Cress and that would be an area to address in 2023. Jason said a combination of pulling and spraying might work and he would inspect the area by the pond and notify the Board of the best action and how to deal with the Hoary Cress.

Jason said Milestone was a popular herbicides but care must be taken when spraying to prevent overspraying and keep the Milestone to specific species.

Jason explained Oxeye Daisy continued to be a problem throughout the valley. Hand pulling was recommended or spraying the rosettes as soon as visible in the Spring/early Summer with Milestone, x,4-D or Transline if the daisy was near water.

For Canada Thistle Jason recommended hand digging or mowing the plant as that would stress the plant and reduce spread. Milestone or Opensight could be used to spray rosettes in the Spring and any green plants in the Fall.

Jason explained the Common Tansy was a problem throughout the valley and some people continued to encourage the plant without recognizing that Common Tansy was poisonous to humans and livestock. The plant could be removed by hand pulling or spraying with Milestone, Escort or Telar.

The Yellow Toadflax could be pulled from smaller areas or spraying with Telar after the plant flowered was successful. Telar could be used close to waters edge. The Yellow Toadflax was a very aggressive weed. Scentless Chamomile should be pulled or sprayed when the plant was clearly visible.

Weed management needed to be done throughout the Spring, Summer and Fall as the different weeds responded well at different times. Due to a big snow year the weeds would probably be visible and ready for removal in July instead of June.

Jason said he would review options for the County to work with the Association to help with weed mitigation as Brad Wiggington was busy and not always available at the correct time. Jason explained the County price would be \$117.50 per hour for labor and product.

Jason said he would share the slide presentation with the Board so it could be passed onto interested owners.

Jason left the meeting.

Prior to the meeting Julia Kidd had sent an email to the Board regarding the use and operation of the tennis courts. Julia suggested waiting for the season to start to review and consider all aspects of use of the community resource. Jeff confirmed the porta-a-potty had been installed and the cost would be shared with the tennis club. Jeff explained the grant had not been approved and it would be necessary to inspect the courts for possible resurfacing in the future. Addressing all concerns and uses would be difficult as tennis players and pickle ball players would need to comply with the rules and regulations. Julia stressed pickle ball did bring in more people and created more noise than the tennis players. Julia said she would report back to the Board once the season was underway. The current Sebastian Puente plan for the Rec Lot would be sent to Julia for review prior to the meeting with Sebastian so Julia could prepare any questions. It was generally agreed a simple enclosure around the port-a-potty would be reviewed.

Jeff said some fish had died in the middle pond but the smaller fish added in 2022 were still alive. Jeff explained flushing hydrants would be completed as soon as possible and work on the aeration system for the ponds would start again and be completed prior to the start of Winter. Bob said he had not seen so many dead fish in previous years and Jeff said an operating aeration system would alleviate the problem in the future.

Jeff said the Grant Lake restrooms (a pit toilet) looked a little better than a port-a-potty and Jeff said he would continue to research costs. Parking spaces also needed to be discussed as parking for the courts and the park would be beneficial. The Agreement with Sebastian Puente could include those items as well as utilities.

At 6:45 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:
Set up Zoom meeting for owners and Sebastian Puente	Hannes
Research options Rec Lot Ballot and insurance liability of the dock	Hannes
Gather information regarding weed management performed by the County	Hannes
Email Sebastian Puente proposal for Rec Lot to Julia Kidd	Mary
Flushing hydrants and completing pond aeration	Jeff
Review Agreement regarding the Rec Lot	Board