

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, MAY 17, 2022 5:30 PM MST  
318 ELK AVENUE  
CRESTED BUTTE COLORADO 81224**

**Present by Zoom:** Kim Dunn  
Jeff Duke  
Rewk Patten  
Mary Poole  
Hannes Gehring, Toad Property Management  
Ann Gibson, Lot 9  
Louis Dupart, Lot 11

Hannes called the meeting to order at 5:36 pm and confirmed a quorum.

Jeff made a motion to approve the minutes of the April 19, 2022 meeting. Kim seconded the motion, and it was unanimously approved.

Hannes explained some owners had asked for draft minutes to be available on the website before they were formally approved by the Board at the following meeting. After some discussion, it was agreed that the Board would like a 7-10 day comment period after draft minutes were circulated, and then minutes could be posted to the website.

Kim said Slack, the new owner communication app, appeared to be working well. Hannes agreed to email Kim a link to the website minutes and Kim would share on Slack.

Hannes asked for clarification on the issuing of warnings and fines for owner violations of the Short Term Rental Policy in an effort to maintain consistency. It was generally agreed that Hannes should make contact with the owner directly to alert them of the violation and issue warnings and fines, and then update the Board by email of any actions taken.

Hannes confirmed that Toad would be happy to loan a skid steer to the Association for work on the trail around the pond. Jeff said the cost of materials would be \$3,300 to \$3,600.

Jeff made a motion to purchase 60 yards of crushed gravel for the rec path trail improvement. Mary seconded the motion, and it was unanimously approved.

Mary said she did not have an update on bids for xeriscaping the islands and expected to receive bids in the near future.

Mary confirmed Sebastian Puente had been asked for a couple of alternate design concept proposals for the Rec Lot. Jeff agreed to reach out to Sebastian for an update and then email the Board.

Hannes said that a date for weed spraying had not yet been confirmed by the contractor.

Jeff said that carp had been ordered for the lake but no date for delivery had been confirmed. Jeff said the lake health appeared to be good and confirmed fishing was catch and release. A Larkspur owner had ordered approximately \$700 worth of trout for the lake and the Board could discuss reimbursement of that cost at a later meeting.

Jeff confirmed Lacy Construction had performed some of the needed repair work. Repair of the tennis court steps and one additional sign post repair was still required. Hannes agreed to schedule the sign post repair, as that was due to wood rotting and not plow damage. Jeff said he had authorized Lacy Construction to repave the patch in the road from the prior year repairs and Jeff would reach out to Lacy Construction about the remaining work.

Jeff said he would continue to work on a water meter plan.

Hannes confirmed the annual meeting would be July 12, 2022.

Concern was expressed about a pile of dirt placed on the Rec Lot. Jeff agreed to reach out to the owner who had received permission to place dirt on that lot subject to the Lot being revegetated.

Jeff explained the County owned two lots in the neighborhood, but he was not aware of the County plans for selling the lots as affordable lots.

Jeff said the Fire District had recently made a presentation at the Center for the Arts to encourage owners to complete fire mitigation at homes. Jeff explained local groups continued to work on efforts to reduce fire danger within the valley.

Hannes said he would work on a Budget and distribute to the Board for review the second week of June. The next Board meeting was scheduled for June 21, 2022 at 5:30 p.m.

At 6:20 p.m. Kim made a motion to adjourn. Jeff seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

### **Action Items**

To Do:	Responsible:
Email Kim a link to the minutes when posted.	Hannes
Circulate link to the minutes on Slack.	Kim

Order 60 yds of gravel for rec path.	Jeff
Alert owners when a date for weed spraying has been confirmed.	Hannes
Reach out to Lacy to coordinate remaining repairs.	Jeff
Reach out to homeowner about dirt pile	Jeff
Reach out to Sebastian Puente about alternate design concepts.	Jeff
Prepare and circulate 22-23 Budget.	Hannes
Continue to research water meters	Jeff

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