

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 8, 2021 4:00 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224
VIA ZOOM**

Present by Zoom: Jeff Duke
Bob Pannier
Mary Poole
Kim Dunn
Rob Harper, Toad Property Management
Hannes Gehring, Toad Property Management
Theresa and Louis Dupart, 507 Larkspur Loop

Hannes called the meeting to order at 4:03 p.m. and confirmed a quorum.

Bob made a motion to approve the minutes of the September 20, 2021 meeting. Jeff seconded the motion, and it was unanimously approved.

Theresa and Louis Dupart introduced themselves as new homeowners in Larkspur, having recently purchased Lot S11 at 507 Larkspur Loop.

Hannes said that the first order of business was a report from the Design Review Committee (DRC). Mary said that the DRC had recently met to discuss a retaining wall at Lot S14 that did not comply with Larkspur's Design Guidelines. Mary said that the lot owner had agreed to rebuild the wall to bring it into compliance. Mary said that there were also concerns that an excessive amount of dirt had been brought in for the project, which was now causing drainage issues at Lots S15 and S16. Mary said that the owner of Lot S14 would address the drainage issue by adding drainage channels. Mary said that another plan was going to be presented for DRC review early next week.

Hannes asked whether there were any questions regarding the Quarterly Report that had been circulated via email prior to the meeting. Rob said that Larkspur was generally in a very good position financially.

Bob asked for clarification on the Legal Expenses line item, which was over budget for 2021. Rob explained that the majority of the legal expenses had gone to the water attorneys.

Rob confirmed that the landscaping expenses included Erica's bills. Bob said that, given the number of landscaping projects that Larkspur had undertaken in 2021, he was pleased with the year's landscaping expenses. Rob said that, while Larkspur had gone over budget for landscaping, the Association was more than \$4,000 under budget for the Repairs and Maintenance line item.

Jeff said that the Operator Services line item was for domestic water treatment. Jeff and Rob explained that John Dietrich of Water Operations had been doing more testing of Larkspur's water for ground infiltration, which had led to increased fees and had pushed the Association over budget for that line item. Bob said that Larkspur, as its own water district, had a comparatively low cost for high quality water from a mountain spring source, and the Board might need to be prepared for increased costs in future.

There was some discussion of the budget line item for Weed Management. Rob explained that the county's reimbursement program for weed management was first come, first served, and that Toad had not been successful in seeking reimbursement for any of the HOAs it managed this year.

Rob said that the Association collected \$14,000 every time a tap was installed for a new home, \$10,000 of which went to Gary Garland. Bob explained that Larkspur owned its own water infrastructure, and Gary was recuperating the cost of installing the infrastructure as each new water tap got put in.

There was a long discussion about installation of water meters in Larkspur. Bob said that the level of the pond, which provided Larkspur's non-potable water, had dropped concerningly over the summer due to lawn and garden irrigation. There was general agreement that installing water meters would be the easiest way for the Board to monitor whether any homeowner was overwatering or had irrigation system leaks. Each home would need two separate meters, one for domestic water and one for non-potable water. Installing meters was determined to be preferable to monitoring and enforcing guidelines on the square footage of each home's irrigated lawn and gardens.

It was agreed that it would be a challenge to find a plumber willing to take on the metering project. Rob said that Jeff had reached out to Timberline Mechanical, who had installed the wireless water meters in Riverland. Rob was not confident that Timberline Mechanical would have a plumber willing to take on the project in the near future and suggested reaching out to Alpha Mechanical as well.

It was generally agreed that the Board should add installation of domestic and non-potable water meters as a requirement for DRC approval of new builds. Jeff and Rob agreed to discuss the issue and determine the specific types of water meters that the DRC should require as soon as possible.

There was support for an assessment to fund installation of water meters for homes in Larkspur that were already built. Jeff and Rob agreed to look into the logistical question of whether the HOA Board could assess developed lots only, or whether any assessment would be required to apply to all lots.

There was a discussion of aeration solutions for the upper pond. Jeff said that the recommended solution for aerating the upper pond would be \$2800 plus shipping, while solar-powered options would cost \$7,500-8,000. Bob suggested that the Board take the time to create a plan for desired

neighborhood improvement projects and do a special assessment to fund the entire package of improvements. There was general support for this course of action, which would provide a sufficient budget for solar aeration and avoid depleting the Reserve Fund. Suggested projects for inclusion in the package included lake path improvements, aeration of the upper pond, and xeriscaping the islands. Jeff and Mary agreed to meet together with Erica to discuss potential projects to be included in the package.

Jeff said that he would have a personal conversation with individuals in the neighborhood who had been observed frequently speeding.

Jeff said he had met with Toad maintenance staff to determine the location of snow poles. Jeff said he was planning on meeting with Aaron from Lacy Construction to discuss snow plowing and agreed to address berm concerns during that conversation.

Rob said that he had not identified anyone locally who was able to inspect the playground, but that the playground, the pond, and the tennis courts were included on the Association's liability policy.

Jeff said that the right of way between Lot S36 (Hunter) and Lot S41 (Smolen) was a clearly-defined strip about 5 feet wide, which was currently not usable by pedestrians. Jeff said that, at the moment, there was no problem with residents walking across the undeveloped Lot S36, but the Association might need to invest some money to make the Association's right of way into a usable path if Lot 36 was developed in future. It was agreed that improvements to the path, including the Association's right of way between Lots S36 and S41, should be considered for inclusion in the assessment for a neighborhood improvement package.

There was general support for using \$500 per lot as a tentative number for planning the assessment. It was generally agreed that the water meter installation project should be funded through a separate assessment.

Jeff made a motion to adjourn the meeting at 5:15 p.m. Bob seconded the motion and it was unanimously approved.