

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, DECEMBER 21, 2021 4:15 PM MST  
318 ELK AVENUE  
CRESTED BUTTE COLORADO 81224  
VIA ZOOM**

**Present by Zoom:** Jeff Duke  
Bob Pannier  
Mary Poole  
Kim Dunn  
Rewk Patten  
Hannes Gehring, Toad Property Management  
Sebastian Puente

Hannes called the meeting to order at 4:24 p.m. and confirmed a quorum.

Kim made a motion to approve the minutes of the November 8, 2021 meeting. Mary seconded the motion, and it was unanimously approved.

Sebastian Puente thanked the Board for the opportunity to join the meeting. Sebastian had previously hosted a call to discuss plans for the Rec Lot with the broader Association and said that he had received 12 responses so far to a follow-up survey. Sebastian said he had extended the deadline for responses into January. Sebastian explained that he would schedule another meeting to discuss input from the survey in January, and then do a site visit to review the site plan.

Mary Poole expressed that there was still a need to engage more of the owners in Larkspur on the Rec Lot issue, as well as to improve communication in the Association overall. There was support for creating a Homeowner Forum where owners could provide input and ask questions about issues pertaining to the Association, including the Rec Lot plans. Mary and Sebastian agreed to each research options for this forum, with the understanding that owners were not interested in using Facebook or NextDoor.

Bob said that there was a lack of understanding among owners about what the Rec Lot could be used for. There was support from the Board for compiling owners' questions about the Rec Lot via email, and enlisting the help of legal counsel, Beth Appleton, to answer those questions in an hour-long session in person and via Zoom.

Sebastian added that it was common for his company to produce a Frequently Asked Questions document, and the follow-up survey was designed to help determine what questions owners might have

There was a discussion about the potential need for additional Short Term Rental (STR) guidelines in Larkspur. It was observed that Larkspur's current Non-Owner Occupancy Policy

was not routinely being followed. It was generally agreed that there was a need to communicate with owners to determine what kind of additional STR guidelines or restrictions owners might want to see implemented in Larkspur. It was also agreed that Hannes would send an email to all owners reminding them of the existing STR guidelines in the Non-Owner Occupancy Policy at the beginning of the Summer and Winter tourism seasons. Mary Poole volunteered to look through the VRBO and AirBnb inventory to get a sense of how many STRs were active in Larkspur.

There was a discussion of snow plowing in Larkspur. Some concerns were raised that the garden at Wright Ranch Road had been damaged by the snow plow, and the snow pole at that location had been knocked over. Jeff Duke said that Toad and Lacy Construction had done a good job of installing snow poles, and he would work with Toad's maintenance team to reset any poles that had been knocked over. Bob expressed that the snow plow drivers were working quickly under difficult conditions and were generally doing a good job in the Association.

It was agreed that the DRC should instruct owners building new homes to have plumbers plan space to accommodate a potable and non-potable water meter. The Board had not yet determined what type of water meters would be used.

Mary and Jeff said they were planning to meet in January to discuss landscaping projects.

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

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Prepared by Rob Harper, Toad Property Management