

**LARKSPUR COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
THURSDAY, JANUARY 27, 2022 5:30 PM MST  
318 ELK AVENUE  
CRESTED BUTTE COLORADO 81224  
VIA ZOOM**

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

Hannes called the meeting to order at 5:38 p.m. and confirmed a quorum was present.

Bob made a motion to approve the minutes of the December 21, 2021 meeting. Kim seconded the motion, and it was unanimously approved.

There was a discussion of the protocol for posting meeting minutes to the website in draft form. It was generally agreed that Board members did not wish the minutes to be posted until they had been formally approved.

There was a discussion of developing a fine schedule to aid in enforcement of the Short Term Rental policy. There was general agreement that the fine schedule should cover all violations of the STR policy, including but not limited to owners' failure to inform Toad of their STR activities. Hannes said that he would do some research into other associations that might already have fine schedules in place and would email the Board a suggested fine schedule for approval or discussion at the next meeting.

There was some discussion of the multi-family lots in Larkspur. Jeff reported that the Covenants required those multi-family lots to be owner-occupied. Jeff noted that this provision of the Covenants might be relevant to plans for the Rec Lot also.

It was generally agreed to table discussion of the app "Tribe," which Mary Poole and Sebastian Puente were recommending as a tool for homeowner communication within Larkspur, until the next meeting when Mary would be present to discuss the idea.

There was a discussion of Jason Kidd's proposal to hire Bart Laemmel to assist the Design Review Committee by reviewing plans for compliance with the Design Guidelines and providing monthly monitoring of building sites. It was generally agreed that this issue should be on the agenda for a meeting in February. Jeff agreed to talk to Jason Kidd and ask that Jason attend the next meeting to make a formal proposal indicating the DRC's specific needs for assistance in the design review process, with multiple options for individuals able to fill those needs.

Hannes said that Beth Appleton was open to participating in a Q&A session with homeowners about the Rec Lot, but that she would like to see the questions in advance. Hannes said that if Board members would send him the questions they were receiving, Hannes could send Beth a condensed list of questions, and she could respond in writing before the Board made the determination that a Q&A session was needed.

Hannes said that Sebastian Puente was hoping to conclude the survey on February 11th, and the Board decided to wait for the responses to that survey before reaching out to Beth with the list of questions.

There was some discussion of water meters. It was agreed that Jeff would continue to look into the best options for water meters.

It was agreed that the next meeting would be held February 15, 2022 at 5:30 p.m. MST.

Jeff made a motion to adjourn the meeting at 6:44 p.m. Kim seconded the motion, and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

### **Action Items**

To Do:	Responsible:
Research and prepare a draft fine schedule for discussion at the next meeting.	Hannes
Reach out to Jason Kidd to request a formal proposal at the next Board Meeting regarding the DRC's needs for assistance in the design review process.	Jeff
Aggregate questions related to the Rec Lot and transmit to Beth Appleton, once the results from Sebastian Puente's survey are available.	Board, Hannes
Continue to research water meters	Jeff