

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, MARCH 15, 2022 5:15 PM MST
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224
VIA ZOOM**

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

Hannes Gehring called the meeting to order at 5:24 p.m. and confirmed a quorum was present.

Jeff Duke made a motion to approve the minutes from the January 27 and February 15 meetings. Kim Dunn seconded the motion, and it was unanimously approved.

Kim said that she and Mary Poole had been testing Slack, a free app, which she felt would be more streamlined and user-friendly than Tribe, the paid app previously being considered for owner communication. Kim said that she would invite the other Board members to try out Slack.

Jeff said that the process of testing and ultimately converting to a public water system was ongoing. The State had recently requested some follow-up testing, due to low levels of a microorganism detected in the first round of tests. Jeff said that the cost for the follow-up testing should be about \$500. Jeff did not have any updates on the water meters.

Jeff said that Bart Laemmel had declined Larkspur's offer to hire him to assist with the design review process. Mary said that, since Bart was unable to assist, the Design Review Committee (DRC) members would now divide up the DRC checklist evenly to decrease the amount of work for any individual member. The DRC would also now require that applicants submit all of their paperwork 2 weeks in advance of the requested design review date. In addition, DRC meetings would be held regularly on the second Wednesday of every month. Hannes said that Jason Leonard would be sending out a construction update for Larkspur in the coming days.

Mary requested that the action items from each set of minutes be transferred to "Old Business" for the meeting agendas.

Mary Poole made a motion to have Bob Pannier continue to file the Larkspur tax returns at no cost to the Association. Jeff Duke seconded the motion, which passed with votes in favor from Mary Poole, Jeff Duke, and Kim Dunn. Bob Pannier abstained from voting.

There was a brief discussion of one contractor working in Larkspur whose workers were not complying with parking requirements and were using the construction dumpster for food waste. Jeff said that he would send Hannes contact information for the contractor. Hannes agreed to

reach out to the contractor to remind him about parking requirements and to ask him to ensure his workers were not using the construction dumpster for food waste.

Hannes said that he had reached out to Beth Appleton and had asked her to prepare the STR Policy fine schedule approved at the prior meeting. Hannes would update the Board when he had heard back.

Hannes said that the Association had, to date, spent \$14,400 of the \$15,000 budgeted for snow removal and should be very close to budget for the year.

Bob said that the stop sign at the corner where Larkspur Loop intersected with itself had been damaged, potentially by the snow plow.

Mary suggested that Hannes reach out to a weed spraying contractor to ensure that Larkspur was on the schedule.

Mary said that she would start looking for a contractor who could xeriscape the islands. Kim said that she would reach out to the landscaping contractor she used for her home.

It was agreed that the next meeting would be held on Tuesday, April 19th at 5:30 p.m.

Bob Pannier made a motion to adjourn the meeting at 6:02 p.m. Kim Dunn seconded the motion, and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

Action Items

To Do:	Responsible:
Follow up with Beth Appleton regarding the fine schedule for STR Policy.	Hannes
Follow the emailed link to learn more about Slack.	Jeff and Bob
Distribute construction update from DRC to Board.	Hannes
Identify a weed spraying contractor and ensure Larkspur is on their schedule.	Hannes
Reach out to Ridgeline Construction to remind them of appropriate behavior on construction sites regarding parking and dumpsters. (Jeff to provide contact information, Hannes to reach out.)	Jeff and Hannes

Identify a landscaper to xeriscape islands.	Mary and Kim
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