

**LARKSPUR COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, APRIL 19, 2022 5:30 P.M. (MOUNTAIN TIME)
318 ELK AVENUE
CRESTED BUTTE COLORADO 81224
VIA ZOOM**

Present by Zoom: Jeff Duke
Bob Pannier
Mary Poole
Hannes Gehring, Toad Property Management
Sebastian Puente

Hannes Gehring called the meeting to order at 5:34 p.m. and confirmed a quorum was present.

Bob Pannier made a motion to approve the minutes from the March 15 meeting. Jeff Duke seconded the motion, and it was unanimously approved.

Hannes said that the new fine schedule for the Policy on Non Owner Occupancy had been posted to the website. The Association had also received an email alerting them of the adoption of the fine schedule.

Hannes said that Kim Dunn had asked the Board whether there was any opposition to an Association-wide email inquiring who would like to be added to the Larkspur Slack channel. It was agreed that Hannes would email the entire Association to ascertain interest and then pass along the email addresses of all interested parties to Kim. Kim would then formally invite interested owners to Slack.

Hannes said that the contractor historically used by Larkspur for weed spraying was in the process of handing off his clients to Bradley Wigginton of Native Landscapes. Hannes said that Bradley came highly recommended, and Larkspur was already on Native Landscapes' list for weed spraying. Hannes agreed to send an email to give owners advance notice of weed spraying. Owners were able to opt out of weed spraying, with the understanding that those who opted out would be responsible for their own weed removal.

Hannes said that Rob had reached out to the contractor whose work site had been the source of some trash issues in Larkspur. Rob had been assured that the contractor was making good faith efforts to comply with the Association's regulations.

Mary Poole said that both Rocky Mountain Trees and Spring Creek Landscaping were interested in working with Larkspur on the project to xeriscape the islands. Mary said that she would reach out to both companies for bids.

Sebastian Puente gave a presentation on the results of the property owner survey on the Rec Lot. Sebastian said that the survey had received 37 responses between November and February, with some of the responses coming from different individuals in the same household. Of the

respondents, the majority expressed support for changing the existing land use for the rec lot from recreational to residential, and there was interest in a variety of uses for the common space that would be included in the residential development.

Sebastian presented a draft design concept for the project and said that the intention was to build 6 units on the 2.79 acre parcel, with a seventh lot contributed back to the HOA for common space or other purposes. Sebastian said that the lot size for each unit was tied to the average lot size of Larkspur. The units would likely be single family homes, based on the survey response. Sebastian said that the current water use for the lot as a recreational site was 2,500 gallons per day, and the expected use for 6 single family homes would be 2,450 per day.

One board member expressed that 3 duplexes would leave room for more open space around units than 6 freestanding single family homes.

Mary said that she liked the conceptualization of the development as beneficial to Larkspur in multiple ways, by providing affordable housing, xeriscaped community space, and access to community amenities such as the lake and the tennis courts. Sebastian clarified that the intention was not to build any affordable housing, and the developer further did not see it as possible to make housing affordable in Crested Butte, even through partnership with the county.

There was some discussion of the HOA lot. Mary said that she would rather see alternative design concepts with the HOA lot more centrally located and contributing to a greater sense of open space in the development. Board members agreed that they were not interested in a design concept that platted the HOA lot for potential sale and development. The Board agreed that they would like to see at least 2 more draft site plans that took this feedback into account. The Board requested that Sebastian also begin work on the Covenant Amendment, which would be necessary in order to move forward with substantive work on the development.

Sebastian said that he would come back to the Board with a couple additional design concepts and would remove the platting for the HOA lot. Sebastian thanked the Board for their feedback and said he was available to answer further questions via email. Sebastian said that he would ask for Hannes's help to organize an owners' meeting so that he could present this information and the updated design concept drafts to owners.

Mary said that she and Jeff Duke both felt that the path around the lake required leveling with the skid steer and the addition of gravel. Jeff said that the cost for materials the previous year had been \$3,300, which would probably increase this year. Jeff said that he might be able to spread the gravel himself if Toad would lend the use of their skid steer again this year. Jeff said that he would also obtain a quote for the cost of the labor to complete this work, which he believed would be around \$7,000. Mary emphasized that Jeff should not feel obligated to do the labor himself.

Jeff said that the cost to stock the pond with 125 grass-eating carp would be \$2,500-3,000. The Board was in favor of following through with this project.

Jeff said that the snow plows had done some damage to Association property, including to the steps to the tennis courts, and he would reach out to Aaron at Lacy Construction to work on repairs. Jeff said the full cost of snow plowing had come in about \$2,000 over budget. It was generally agreed that this was a reasonable expense, given the volume of snow. Hannes said the Association was otherwise running very close to budget.

It was agreed to move forward with the carp and the lake path projects and get quotes on the islands. Bob said that the Board had previously discussed putting together a master landscape improvement plan in order to do an assessment that covered all of the needed expenditures.

The next meeting would be Tuesday, May 17th at 5:30 p.m.

Prepared by Rob Harper, Toad Property Management

Action Items

To Do:	Responsible:
Get bids for island xeriscaping from Rocky Mountain Trees and Spring Creek Landscaping.	Mary
Send the Association an email to ascertain interest in Slack and then pass along the email addresses of all interested parties to Kim. Invite interested owners to Slack.	Hannes Kim
Send email to Association giving them advance notice of weed spraying.	Hannes
Get bid for labor and supplies for leveling the lake path. Determine whether Toad can lend skid steer for project.	Jeff Hannes
Move forward with ordering crap.	Jeff
Consult with Aaron at Lacy Construction to work on repairs to snow plow damage.	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