

LAKOTA CANYON RANCH MASTER ASSOCIATION ANNUAL HOMEOWNERS MEETING

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Wednesday, January 4, 2017 at 6:00 p.m.
Recreation Center, 1000 Clubhouse Drive, New Castle, Colorado 81647

Minutes (Unapproved)

- I. Call to Order:** 6:05 pm
- II. Roll Call and Counting of Proxies:** Bob Johnson introduces The Fleisher Company, including David Slack and Doretta Reuss. Sonny Black from Lakota Board was also present, Warrior representatives were not present.
- III. Verification of Quorum:** A Quorum was present as 20% of the membership was represented either in person or by proxy.
- IV. Introduction of Current Board Members:** Bob Johnson introduces Sonny Black as a Board member and homeowner at Lakota Canyon. Walter Bolton & Trevor Tam who are the Declarant and with Warrior, were not present. Owners expressed a recommendation to request that one or more representatives from Warrior attend the meetings.
- V. Approval of Annual Meeting Minutes from March 1, 2016:** Mark McDonald motioned to approve, Kay Black seconded, all in favor to approve.
- VI. Finance**
 - a. Review of 2016 Financial Performance:** Bob Johnson presented the financials as of 11/30/2016, there is \$160,847.20 in the Operating Account and \$230,480.80 in Reserves, for a total checking/savings of \$391,328.00. At year end Lakota was \$6,703.38 Expense over Income. Timing variances for projects contribute to expense over income amounts. Fleisher continues to pursue collection and continues to decrease the number of homeowners behind on Assessments.
 - b. Review, Discussion and Ratification of 2017 Operating Budgets:** Bob presented the 2017 approved Budget with no increase to Assessments. The 2017 Budget was ratified by lack of veto from the membership.

- c. Bob explained what services Fleisher provides for the Association: Accounting including filing with the secretary of state, collections, financials, and tax accounting. We help answer questions from owners, and provide code enforcement. We assist the Design Review Committee with proposals and submittals, hold meetings for the Board and Association. Snow removal for White Horse Village and private streets in Lakota is provided by Rocky Mountain Custom Landscape Company.

VII. Old Business

- a. **Rules & Regulations:** These will be posted on the website. Bob encourages homeowners to review and get familiar with them, for tenants as well. A letter will be sent out at the end of February regarding weeds, it will state that owners are responsible for maintaining their lots and weed mitigation, if owners fail to do so we will have services provided and billed back to the owner.
- b. **Design Review Guidelines:** These are also posted on the web site. Bob asks owners to please review as revisions have been made and have more clarity to them. Owners should send plans to David or Bob who will then forward onto the Design Review Committee. Design Review fees are guidelines, but can be amended by the Board or Committee and can be taken under consideration as to the amount of the fee and scope of work being submitted.
- c. **Review of Board work in 2016:** Front entrance has been cleaned up, and some street signs have been repaired and stained.
- d. **2017 Goals:** There was a suggestion to have more communication with the membership with Board actions. It was noted that all Board meetings are noticed to the membership and members are always welcome to attend. Bob recommends a monthly news letter and committee be put in place. This is something the Association needs to take on as a project.

VIII. New Business

- a. **Open Forum / Owner input:** Questions were asked regarding finances and account management. Bob says the Board dictates anything having to do with how Reserves are allocated. Fleisher is working with the insurance company now to make sure that the insurance policy matches what is in the Declarations.
- b. **Clubhouse update:** There have been some changes made with the contractor and they plan to open and be operable for the 2017 golf season. Progress is being made and all are committed to getting it finished. Some members asked about the future of the Rec Center. Bob explains that the Declarant has control and wants to get the Clubhouse open first, and then decide about the Rec Center. Bob tells members to e mail him requests or concerns that he will pass onto the Declarant. Bob recommends for owners to set up events that will help build a sense of community.
- c. **Any Additional Business Brought Before the Meeting:** Sonny tells the membership that the Board has acquired rights to the Lakota web site; LakotaCanyonHOA.org, which is up and running. Improvements have been made and e mails can be sent through there and have links to our website. Meeting minutes will be posted there (as unapproved) as well.
- d. Bob reminds owners to inform Fleisher with any e mail address changes or updates.

- e.** Bob tells the membership that auto pay set up is available through your individual bank.
- f.** A Board progress meeting is suggested by some owners maybe 6 months from now to communicate updates to the membership.
- g.** Sonny reminds the membership to e mail David for anyone interested in volunteering for the newsletter communication committee.
- h.** David tells the membership that the front entry lights will continue to be worked on, as the problem is sprinklers that are affecting wiring and lights.

IX. Adjournment: 8:00 pm