

## **LAKOTA CANYON RANCH MASTER ASSOCIATION SPECIAL HOMEOWNERS MEETING**

Integrated Mountain Management  
1001 Grand Ave.  
Glenwood Springs, Colorado 81601

970-945-7653  
Bob Johnson

**TUESDAY, March 6, 2018 at 6:00 p.m.  
Recreation Center, 1000 Clubhouse Drive, New Castle, Colorado 81647**

### **Meeting Minutes (Unapproved)**

- I. Call to Order:** The meeting was called to order by Board President Mark McDonald at 6:15 pm
- II. Roll Call and Counting of Proxies:** This was done by Carl Artaz and Doretta Reuss representing Integrated Mountain Management. Bob Johnson with IMM was also present.
- III. Verification of Quorum:** A quorum was verified through owners present and proxies.
- IV. Discussion update on Status of Lakota Canyon:** Mark introduces Dusti representing Capital Deli who will be providing food and services at the Rec Center. She reviews menu and food items. This deli will be open to the public May 1<sup>st</sup>, 2018. Dusti will be leasing the restaurant from the HOA for 3 years. Capital Deli will be available to lease for private parties. To start it will be open Tuesday through Sunday. April 28<sup>th</sup> is the target date to open. That date is also the target for the pool opening, weather permitting.

Action plan moving forward is to develop committees:

Committees - 3 to 4 people

Fitness Committee - set up rules for fitness room and equipment, teachers, classes, solicit feedback from members, recommend equipment upgrades etc.

Social Committee - plan parties and events, decorations, periodic email and calendar, coordinate with Capital Deli, evaluate operation of rec center recommend use for residents and non residents private events and hours of operation.

Pool Committee - Oversee pool and deck area, work with board re maintenance, set up rules and guidelines, signage, classes, coordinate with social committee on pool parties, address safety and enforcement as needed.

Facility Committee - coordinate with manager to maintain safety and security for the rec center. Oversee repair and maintenance and upgrades of all facilities and grounds. Coordinate with the board on budgeting upgrades and repairs.

DRC - maintain building standards according to Lakota Design guidelines.

All committees would report to the board and a board member will be the committee chair of each committee.

After tonight schedule - board meetings, committees will be formed. Decisions on ops standards will be determined by committee and recommended to the board for review and approval.

- V.** Chris Dobbins is our new webmaster. Lakota Canyon HOA.org website will be our control...interactive website and focal point for communications.
- VI.** Check in to the Fitness Center and pool will be by bar code/key fob. Some owners asked if there will be a lifeguard at the pool...the pool committee will study this and talk to the insurance company, at this time it is not in the budget. Bob tells the membership that we will have to see what the community needs are, and may have to use some reserve money for repairs. Mark tells the membership that Warrior does still own lots at Lakota and privileges are the same for lot owners and homeowners alike. Mark also tells owners that the Design Review Committee is paid \$150 per month and currently has 3 members. They attend meetings, handle code enforcement and will update Design Review Guidelines.
- VII. Budget Discussion and Ratification:** Bob explains to the membership that the Budget is approved by the Board and ratified by the membership by lack of veto. The new Budget has been presented including the Rec Center. Changes to Assessments include a raise up to \$75 charged on a monthly basis and does include the Rec Center. The amount will be \$75 per home/lot per month, no longer quarterly. This \$75 amount will go towards HOA Operating and Reserve accounts and Rec Center Operations and Reserves. Whitehorse assessments will increase to \$80 per month. Bob tells members that Warrior will be assessed for their properties, and all owners will not be charged for use of the Rec Center, the key fob/code system will be included in monthly dues. Any additional funding gets deposited into an interest bearing account for reserves. Castle Valley will have access to Capital Deli, and the option to book events. The pool committee will study and look into possibly public access to the pool. Bob tells members that if they have any questions to direct them to him or Carl, and they will pass onto the Board. Mark says they will post committee meeting dates and/or engage Survey Monkey to find out membership input for Rec facilities. Monthly dues will be available for monthly auto pays that can be set up through your bank or credit card payments will be available with a fee associated with it.

**\*\* Approved Budget and new assessments will become active as of April 1, 2018 – You will see this on the Assessment billing statement that will come out at the end of March for April.**

**\*\* Assessments going forward will be billed monthly instead of quarterly**

**\*\* The Board encourages all owners to sign up for auto payment of your assessments**

**VIII. Election of Board Members:** Bob tells the membership that they will elect at least 3 new Board members, up to 5 total. Lakota is no longer Declarant controlled and owners agree to elect a 5 member Board, which will include Mark McDonald plus 4 more.  
Term: 2 members to expire in one year, 2 to expire in 2 years, Mark McDonald term to expire 2020.  
All terms expire at the annual meeting when the new member is elected. Owners nominated: Savannah Huebsch, Barrie McCorkle, Peter Abplanalp, and Missen Brucker. Nominations accepted, with no ballot needed.

**IX. Adjourn:** 7:02 pm