

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Monday, May 21, 2018 at 5:30 PM
Lakota Rec Center, 151 Clubhouse Dr, New Castle, CO 81647

MINUTES (Approved)

Call to Order:

The meeting was called to order at 5:28 PM by Bob Johnson of Integrated Mountain Management. A quorum of the Board was met as the following directors were present: Mark McDonald, Barrie McKorkle, Missen Brucker, Peter Abplanalp, and Savannah Huebsch. Seven homeowners were also present. Others present were Lindsay Rosenfeld and Quenton Henry of Integrated Mountain Management.

Open Forum:

The following items were brought before the Board and discussed:

- Design Guidelines
- Rate of assessments

Approval of Board Meeting Minutes 4/12/2018:

The previous month's meeting minutes were motioned for approval by Peter, seconded by Barrie, and unanimously approved.

Rec Center Administrative Processes:

Processes are underway for streamlining the distribution of funds for Rec Center deposits and expenses on a daily basis.

Committee Reports:

- **Design Review**

Mark commented that the increase in building costs is contributing to slow development. An owner's concerns with the current Design Guidelines were discussed.

- **Consideration of Guidelines Change / Enforcement Issues**

The Board expressed its position to follow and enforce the governing documents as written, according to its fiduciary duty. This includes protecting the restriction against temporary basketball hoops on home sites. The Board has been looking into other options such as a community basketball court in the area of the sport court, which may require obtaining a grant. A reminder was also given about landscape maintenance requirements and weeds management.

- **Fitness Committee**

Barrie reported the Rec Center currently has four trainers and one massage therapist. One free fitness class per month will be promoted. Pool and facility rules will be posted at the front desk.

- **Facility Committee**

Peter reported that bird spikes will be installed to prevent birds from nesting around the clubhouse. The concrete step by the pool will be painted yellow. Lights in the parking lot will be repaired.

- **Pool Committee**

Savannah reported that the pool opening will be May 25 at 10:00 AM. Punch passes will be issued so owners can bring guests (those staying at an owner's residence are free). Each owner will be allowed up to six guests per punch, with 5 punches per card.

- **Social Committee**

Missen announced the Memorial Day pool party on Monday, May 28. Event forms for room rentals will be made available at the front desk.

Review of Financials

Bob gave a financial report through 3/31. For Whitehorse Village, \$15,000 was in the Operating account and \$2,500 in Reserves, showing \$5,000 under budget due to variables such as low snowfall and limited snow removal. For Lakota Master Association, \$15,000 was in Operating and \$70,000 in Reserves, and \$16,000 under budget due to the current budget having begun in April rather than January.

Other Business

Mark discussed that the association is working with Warrior Golf on the payment of their assessments.

Adjournment

With no further business brought before the Board, the meeting was adjourned at 7:20 PM.