

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Monday, June 18, 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 5:31 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. Seventeen 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:

- Age limit for unaccompanied minors at pool and gym
- Rate of assessments
- Request to consider solar energy
- Official communications should be sent from Integrated Mountain Management

Approval of Board Meeting Minutes 5/21/2018:

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

Proposed Subassociation – Villas at Lakota:

The new phase of development on Whitehorse Drive is being proposed as the Villas at Lakota subassociation. Proposed declarations are under attorney review to ensure continuity and authority under the Master Association.

Committee Reports:

- **Design Review/ Consideration of Guidelines Change**

The Design Review Committee is reviewing alternative railing options, including cable and "hog wire." The Board has agreed that cable railings may be considered on a case by case basis, but will not be considering "hog wire" at this time.

- **Fitness Committee**

The fitness center held an open house for people to meet the trainers and employees. Also, the fitness committee is planning on continuing the free class once a month.

- **Facility Committee**

Peter reported that the deck was cleaned and painted. A representative from Excel Energy went through the building and provided LED lightbulbs to help conserve electricity.

- **Pool Committee**

Savannah reported that volunteers are making sure cleaning is managed and everything is in good shape. The Committee will look into adding two trash cans by the pool.

- **Social Committee**

Missen reported that events will be planned on the same day each month to help owners plan for events. A white board was suggested to advertise events at the Rec Center.

Review of Financials

Bob gave a financial report through 4/30. For Lakota Master Association, \$14,000 was in Operating and \$250,000 in Reserves, with \$16,000 income over expenses. Given that the budget was annualized but not in effective until April, the reports will reflect less than the budgeted amount for income and expenses.

Other Business

The association will purchase of fifty feet of bird spikes to prevent bird nesting at the Rec Center. The Board is reviewing utility bills now that the deli is open. The Board discussed ideas for potential names to brand the Rec Center.

Adjournment

With no further business brought before the Board, the meeting was adjourned at 7:34 PM.