

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Monday, August 27, 2018 at 5:30 PM

Lakota Community 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 McCorkle, and Missen Brucker. Directors Peter Abplanalp and Savannah Huebsch were absent. Seven owners were also present. Others present were Lindsay Rosenfeld and Quenton Henry of Integrated Mountain Management.

Open Forum:

No items were brought before the Board among the owners present.

Approval of Board Meeting Minutes 7/16/2018:

The previous month's meeting minutes were motioned for approval by Mark, seconded by Missen, and unanimously approved. Will be posted to the website.

Committee Reports:

- **Design Review**
 - a) **Adoption of Design Review Guidelines Amendments** - Additions were proposed to clarify building height requirements and checklists for the construction review process. The revised Guidelines were motioned for approval by Mark, seconded by Barrie, and unanimously approved.
- **Fitness**

A second Fitness Taster is scheduled for 9/15. At least 4 people must sign up for a class to make it officially offered on the schedule. The possibility of purchasing an elliptical machine was discussed.
- **Facility**

The purchase of a bike rack was discussed to be included in next year's budget.
- **Pool**

The pool is tentatively scheduled to close September 9 (weather permitting) but will remain open until further notice. Front desk hours will be reduced. The following owners were thanked for their service as pool maintenance volunteers: Chris Hutto, Hayden Mexted, Scott Mills, Ben Coon, and Dave McKinney.
- **Social**

Missen reported a successful Potluck. Upcoming events include LakotaFest (10/13) and Poker nights. Ideas to welcome new owners was also discussed.

Old Business

- **Proposed Subassociation, Villas at Lakota** - The proposed declarations for the Villas at Lakota subassociation remain under attorney review.

New Business

- **Responsible Governance Policies** - The 9 responsible governance policies per CCIOA were presented and motioned for approval by Mark, seconded by Missen, and unanimously approved. Will be posted to the website.
- **Vacant Lot Maintenance Policy** - A policy was presented to clarify and streamline the process for ensuring vacant lots are mowed by 5/9, 6/15, and 8/15 of each year. The policy was reviewed and motioned for approval by Mark, seconded by Barrie, and unanimously approved.

Review of Financials

Bob discussed the financials as of June 30, with \$45,732.54 in the HOA Operating account and \$255,827.28 in the HOA Reserve account, and \$12,420.54 in the Community Center (CC) Operating account and \$3,054.72 in CC Reserves. The financials continue to reflect a shortage of income due to the budget approval in effect as of April 1 rather than the calendar year.

Other Business

- The next Board meeting is scheduled for Tuesday, 10/9 at 5:30 PM
- The Annual Homeowners Meeting is scheduled for Thursday, 12/13 at 5:30 PM

Adjournment

With no further business brought before the Board, the meeting was adjourned at 7:30 PM.