

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Monday, July 22, 2019 at 4:30 PM
Lakota Rec Center, 151 Clubhouse Dr, New Castle, CO 81647

MINUTES

Approved

I. Call to Order:

The meeting was called to order at 4:30 PM by Bob Johnson of Integrated Mountain Management. A quorum of the Board was met as the following directors were present: Mark McDonald, President; Dave McKinney, Vice President; Missen Brucker, Treasurer; Barrie McCorkle, Secretary. Also present was Lindsay Rosenfeld of Integrated Mountain Management. Director Peter Abplanalp was absent.

II. Owner Forum (Owners wishing to address the Board):

- Whitehorse Village owner expressed concerns about landscaping and snow plowing. Discussion followed about the need to balance maintenance within the budget. Management and/or the Board will follow up with an inspection with the owner.
- Owner expressed concerns about gym rules and etiquette. The Board will work on posting rules and drafting a communication to the membership.
- Owner brought forth concerns about weed mitigation and other landscape maintenance needed on owner properties. Issues will be verified and followed by enforcement as appropriate and within budget.
- Golf course etiquette was discussed, as owners observed the course being used as a playground. This will be included as a safety reminder in the Rec Center etiquette communication.

III. Approval of Board Meeting Minutes 4/25/2019:

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

IV. Financial Review:

Bob reported that as of 5/31/2019 the Lakota Master Association had \$100,876.80 in the Operating account and \$229,741.58 in the Reserve account, and \$88,850.13 in the Rec Center Operating account and \$14,260.01 in the Rec Center Reserve account. Whitehorse Village had \$13,586.49 in the Operating account and \$3,889.33 in the Reserve account.

V. Discussion and Action Items:

- **Vacant Lot Mowing Policy** - A reminder was given of the policy, followed by discussion of potentially adding fines to the service charge for the association to mow lots not maintained by the owner. Clarification of the process and expectations were also discussed for future consideration. No changes were made to the policy at this time.
- **Villas at Lakota Update** - It was reported that the developer for the Villas at Lakota subassociation has suspended plans to build until further notice.
- **Eagles Ridge Update** - It was reported that the Eagles Ridge subdivision has submitted plans for DRC review and will be reviewed soon by Town Council. The subdivision's declaration will include a transfer fee of \$750 payable to Lakota for each conveyance.
- **Proposed update to Design Guidelines** - The DRC will undertake a project in the fall to review the current guidelines to clarify expectations and include a completion deadline for construction and landscape for new homes.

VI. **Committee Reports:**

- **Pool** - Photo IDs have been slowly introduced and will become a requirement for Rec Center member registration and access. To ensure only current owners are accessing the facilities, it was suggested that fobs be deactivated annually and reactivated by an in-person registration process. Pool maintenance including repair of surface cracks, tile in the kiddie pool, and chlorine generators are scheduled to be addressed after the close of the season.
- **Social** - Upcoming events include a Potluck August 5 at 8:00 PM, a Pool Closing Party, and LakotaFest in the fall.
- **Fitness** - One additional upright bike will be added to the fitness center. A new trainer, Jen, has been contracted for massage services.
- **Design Review** - 2 homes have been completed recently and 3 homes are under construction.
- **Facilities** - New speakers have been installed by the pool. Lounge chairs have recently been upholstered.

VII. **Other Business**

The Board approved an action outside of a meeting to allow an owner to install a tree in the common area of Whitehorse Village.

VIII. **Adjournment**

With no further business brought before the Board, adjournment of the meeting was motioned by Mark, seconded by Barrie and unanimously approved. The meeting was adjourned at 6:52 PM. The next Board meeting will be October 24.