

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Thursday, October 24, 2019 at 5:00 PM
Lakota Rec Center, 151 Clubhouse Dr, New Castle, CO 81647

MINUTES

Approved

I. Call to Order:

The meeting was called to order at 5:04 PM by Bob Johnson of Integrated Mountain Management. A quorum of the Board was met as all directors were present: Mark McDonald, President; Dave McKinney, Vice President; Missen Brucker, Treasurer; Barrie McCorkle, Secretary; and Peter Abplanalp, Director. Also present was Lindsay Rosenfeld of Integrated Mountain Management.

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

- Whitehorse Village owner expressed concerns about landscape maintenance. The Board acknowledged that the concerns have been reasonably addressed at this time and will be revisited in the spring.
- Owner brought up concern about an RV being staged in the Rec Center parking lot. This would be addressed later as a separate discussion/action item.

III. Approval of Board Meeting Minutes 7/22/2019

The previous Board meeting minutes were motioned for approval by Barrie, seconded by Mark, and unanimously approved. Will be updated on the website.

IV. Financial Review

Bob reported that as of 9/30/2019 the Lakota Master Association had \$87,350.92 in the Operating account and \$234,865.48 in the Reserve account, and \$72,215.17 in the Rec Center Operating account and \$17,319.95 in the Rec Center Reserve account. Whitehorse Village had \$2,742.72 in the Operating account and \$4,211.36 in the Reserve account.

V. 2020 Budget Review/Board Approval

The 2020 Proposed Budget was presented for Lakota Master with no anticipated change to assessments at the current rate of \$75 per lot per month. This would continue to fund the Master Reserve account at \$19,000 and the Rec Center Reserve account at \$12,000 for the year. Mark motioned for approval of the Lakota Master 2020 Budget as presented, seconded by Missen, and unanimously approved.

The 2020 Proposed Budget was presented for Whitehorse Village with no anticipated change to assessments at the current rate of \$80 per lot per month. It

was noted that the debt repayment to Lakota Master would be paid off by the end of 2020. Bob advised the need to consider increasing the Reserve fund contribution or encounter the potential of a special assessment in the future for deferred maintenance including driveway repair/replacements. The Board acknowledged the need for capital planning along with respect for keeping Whitehorse Village owners' assessments at a manageable rate. Mark motioned for approval of the Whitehorse Village 2020 Budget as presented, seconded by Dave, and unanimously approved.

VI. Discussion and Action Items:

- **Front Entrance Volunteer Landscaping Project Proposal** - Owner Connie Davis proposed to start a subcommittee for a project to improve the landscape curb appeal at the front entrance, to include dirt work, irrigation restructuring, and planting and maintaining drift roses. Startup cost of approximately \$2500. Approval motioned by Mark, seconded by Barrie and unanimously approved to fund and move forward with the project.
- **Capital Deli - Seasonal Operation Proposal** - Capital Deli Owner Dusti Budd requested the Board to allow early termination of her lease of the Rec Center effective 12/15/19 to pursue her business in a new Rifle location. Discussion followed about the seasonality of the Rec Center and potential replacement with another lessee, as well as the status of the liquor license. Approval to allow early lease termination was motioned by Mark, seconded by Barrie, and unanimously approved.
- **Rec Center Maintenance**
 - **Paving/stripping** - Seal coating/stripping proposal will be prepared to consider work in the spring
 - **Street lamps** - Facilities committee will continue to research vendors for repair and/or replacement of damaged lamps
 - **Parking signs** - Signs will be posted to enforce towing of unauthorized vehicles being stored in the lot
 - **Owner RV staging request** - Owner on Spirit Way requested to stage RV at the Rec Center parking lot. Tabled for further discussion.
 - **Other Rec Center deferred maintenance** - Tabled for further research
- **Vacant Lot Mowing Policy** - The current policy and process was discussed and the suggestion of adding fines to the process. A revised policy will be considered for further review and discussion at the Annual Owners Meeting.
- **New Development Update** - The first phase of Eagles Ridge is in the development process for the first two buildings of 8 condos each. Final project to include townhomes and condos totaling 30 units.
- **Warrior/Golf Club Update** - The Golf Club and course is currently for sale pursuant to the Warrior Ch 11 bankruptcy. The Board is researching and reviewing possible scenarios to include purchase and financing of the course and/or equity owners contributing to the purchase. An ad hoc committee is regularly meeting Saturdays at 10:00 AM for discussion, open to all owners.

VII. Committee Reports:

- **Pool** - A new cleaning system will be installed before opening season
- **Social** - Recent events have included a potluck and Lakotafest.
- **Fitness** - A new treadmill and elliptical were added this year. Two massage therapists are providing services. The Committee is looking into an agreement with Midland Fitness to offer classes and personal training at the Rec Center and discounted for residents.
- **Design Review** - Construction was recently completed on two homes and two are in the process.
- **Facilities** - Replacement of posts and concrete pad at Rec Center entrance will be reviewed for upcoming project.

VIII. Other Business

The Board has been provided two proposals for addressing the damaged driveways in Whitehorse Village. Discussion continued about balancing the need to increase the Reserve fund with managing the rate of assessments.

IX. Adjournment

With no further business brought before the Board, the meeting was adjourned at 7:11 PM.