

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday, February 11, 2020 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 5:00 PM by Bob Johnson of Integrated Mountain Management. A quorum of the Board was met as the following directors were present: Mark McDonald, President; Missen Brucker, Treasurer; and Peter Abplanalp, Director. Also present was Lindsay Rosenfeld of Integrated Mountain Management. The following directors were absent: Barrie McCorkle, Secretary; and Dave McKinney, Vice President.

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

- Owner expressed concern with a snowmobiler near the #12 hole and requested a reminder about safety on the golf course property.

III. Approval of Board Meeting Minutes 10/24/2019

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

IV. Financial Review

Bob reported that as of 12/31/2019 the Lakota Master Association had \$44,514 in the Operating account and \$241,566 in the Reserve account. The Rec Center had \$100,856 in the Operating account and \$21,396 in the Reserve account. Year to date as of 12/31 the Association was \$28,060 income over expense.

As of 12/31 Whitehorse Village had \$61.00 in the Operating account and \$2,595 in the Reserve account. Year to date as of 12/31 Whitehorse Village was \$21,523 expense over income. Bob reiterated the need for Whitehorse Village to consider options for increasing Reserve funding and capital expense planning.

Bob also prepared and presented a Reserve study to forecast estimated replacement costs for items composing Lakota's common elements, including private streets and the Rec Center parking lot and property. Using the current approximate Reserve amount of \$315,000 and forecasting for the next 20 years at the current funding rate, the Association does not appear to be underfunded or at the risk of Special Assessment at this time.

V. Discussion and Action Items:

- **Front Entrance Volunteer Landscaping Project Proposal** - The volunteer landscape improvement project for the front entrance was approved at the Board Meeting of 10/24/2019 and will commence in the spring. A volunteer interest meeting will be held 4/18/2020 at 12:00 PM at the Rec Center.
- **Rec Center Restaurant Update** - As the restaurant space is vacant, the Board is reviewing options such as leasing to another independent restaurant, or the HOA hiring an outside manager and self-operating. The Board is currently reviewing options and any implications with taxes, income, insurance, liquor license, etc.
- **Eagles Ridge Update** - The first phase of Eagles Ridge is in the development process for the first two buildings. This will be part of the Lakota Master Association with a subordinate maintenance declaration like Whitehorse Village. Developer is expected to submit plans for Final Review with the Design Review Committee March 2.
- **Warrior/Golf Club Update** - The Lakota Canyon Golf Club and course is still for sale and currently managed by Green Golf. At this time the association is not considering purchase (such a capital acquisition would require 67% owner approval).
- **Rec Center Access - Reset for Spring (TBD)** - To continue managing Rec Center access to current residents only, it is expected that all residents will need to re-register annually. Details for this process will be announced when determined in March/April.

VI. Committee Reports:

- **Pool** - No report given as pool is closed for the season.
- **Social** - Upcoming events include: Movie Night 2/21 at 7:30 PM, Easter Egg Hunt 4/11 at 10:30 AM, and Potlucks to continue every other month. The Social Committee will have a meeting March 3 (open to all residents).
- **Fitness** - A new treadmill has been installed. Other recent additions include kettlebell set, squat pad, ab roller, and bench replacement. More rubber mats will be added. It was noted that all fitness equipment and TVs are in good working order.
- **Design Review** - The DRC is currently working with management to update and revise the Guidelines for added clarity. A draft letter was read aloud by request of the DRC outlining Lighting requirements (see attached Exhibit A). Owners were asked to ensure all outdoor lighting is dark-sky compliant (downward-facing and muted), as well as to remove all holiday lights that are still up.
- **Facilities** - Lighting work is being addressed, including replacement of damaged pole bases in the parking lot and fixtures in the porte-cochere.

VII. Other Business & Adjournment

With no further business brought before the Board, the meeting was adjourned at 6:19 PM.

Exhibit A

Dear Lakota Canyon Ranch Homeowners,

Lakota Canyon Ranch has specific Guidelines when it comes to outdoor lighting. This information can be found on page 21; LIGHTING 38.0.

In it, the first paragraph mentions "Dark Skies", "Limiting light pollution" and "Light fixtures are subject to DRC approval."

The second paragraph:

- "Exterior lighting in which the direct light source is visible or which produces excessive glare is not permitted"
- "Horizontal cutoff fixtures are recommended to reduce glare and provide ambient light"
- "excessive glare is not permitted"
- "Soffit lighting and down-light style fixtures"
- "Light sources shall be muted. White or pale yellow in color. Sodium, mercury vapor or bare bulbs are not allowed"

Third paragraph:

- "Lighting, with exception to low level down lighting along the driveway, is prohibited outside of the building envelope"
- "Low level lighting of home addresses will identify homes, and can enhance the homes architectural character"

Last Paragraph:

- "Up-Lighting of trees and/or Landscaping is prohibited. This type of lighting creates an unnatural and imposing atmosphere."

There are numerous homes in Lakota who have bare bulb lighting due to clear or very lightly frosted light fixtures on the homes' exterior. Regardless of how the homes became this way, these homes are not in compliance with the DRC Guidelines.

We ask that each homeowner that does not have "Down Lighting" take a look at their situation and consider replacing their outside fixtures with the proper "Down Lighting" fixture.

While this may seem like a burden to some, we feel it is for the betterment of our community.