

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Monday, May 4, 2020 at 4:00 PM
Virtual Meeting by Zoom (Meeting ID: 89477931157)

MINUTES

(Approved)

I. Call to Order:

The meeting was called to order at 4:15 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; and Peter Abplanalp, Director. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

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

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

III. Approval of Board Meeting Minutes 2/11/2020

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

IV. Financial Review

Bob reported that as of 3/31/2020 the Lakota Master Association had \$69,495.02 in the Operating account and \$231,676.79 in the Reserve account. The Rec Center had \$121,133.63 in the Operating account and \$24,401.29 in the Reserve account. Year to date as of 3/31/2020 the Association was \$6,687.10 income over expense.

As of 3/31 Whitehorse Village had \$887.63 in the Operating account and \$2,882.11 in the Reserve account. Year to date as of 3/31 Whitehorse Village was pacing with the budget.

V. Discussion and Action Items:

- **Front Entrance Volunteer Landscaping Project** - The volunteer landscape improvement project for the front entrance is underway and being prepared for new soil and plantings over the next few weeks. This project has reached a sufficient number of volunteers, who were thanked for their efforts.
 - **Entry Log** - The Board agreed to have the structural integrity of the entry log evaluated for consideration of replacement.
- **Rec Center Restaurant Update** - The restaurant space is in the planning stages for self-management as Lakota Grill & Bakery.

- **Eagles Ridge Update** - The project has been approved by the Design Review Committee. Other permitting and approvals remain pending, including submittal of the condo Declarations to the Lakota Board for approval.
- **Warrior/Golf Club Update** - The Lakota Canyon Golf Club and course is open and Green Golf continues to manage. Warrior Bankruptcy has been extended to the fall.
- **Rec Center Access/Key Fob Update** - Re-coding of the access control system is underway and owners will need to re-code their fobs at the Rec Center by May 29 for continued access. The Rec Center is currently staffed full-time Tuesday through Saturday.
- **Design Guidelines Update** - The Design Review Committee is working on a revised version of the Design Guidelines for enhanced clarity and coherency. (No substantial design changes are being introduced at this time.) Once completed the DRC will provide a draft for the Board's review and approval.

VI. Maintenance:

- **Weed Spray Alternatives** - Natural and non-toxic alternatives to chemical weed sprays were discussed and encouraged. Missen recommended a mixture that has been used and shared by owners in the community:

Ingredients:

1/2 gallon 30% strength white vinegar (more effective than household vinegar)
 2 tablespoons orange oil
 2 tablespoons Dawn blue dish soap

Procedure:

Mix the vinegar, orange oil, and Dawn dish soap. Put in a sprayer, shake to mix well (because orange oil will otherwise separate) and spray directly at weeds.

- **Vacant Lot Maintenance Policy** - A reminder of the policy was given for vacant lot owners to ensure their lots are mowed by the deadlines of May 9, June 15, and August 15. A courtesy reminder would also be sent by email.
- **Rec Center Projects**
 - **Engineer opinion** - The Board agreed to engage a geotechnical engineer to evaluate the evidence of movement at the Rec Center porte cochere area.
 - **Request for weed trimming - berm by mailboxes** - The Board will allow owners on Spirit Way to mow beyond their property boundaries if desired to control weeds in that area.
- **Speed Limit Sign Request (Whitetail Dr)** - Sign options will be reviewed for consideration as a speed limit reminder on Whitetail Dr.

VII. Committee Reports:

- **Pool** - Equipment is in operating order and preparations on schedule for the upcoming season (pending guidance from local and state authorities on opening date).

- **Social** - Events have been canceled until further notice. Tentative events include a pool opening party, July 4th event, and LakotaFest for 9/26.
- **Fitness** - Fitness Center will remain closed until further notice. Free YouTube yoga sessions are being offered by Marcy in the meantime. Massage therapy by Jen is expected to resume in the next few weeks.
- **Design Review** - The DRC members Rick Davis, Bob Dubois, and Roger Proffitt were thanked for their service, as well as the consulting architect Patrick Stuckey.
- **Facilities** - Repairs of damaged pole bases in the parking lot are underway, as well as improvements to prepare the Rec Center and restaurant for the upcoming season.

VIII. Other Business & Adjournment

With no further business brought before the Board, the meeting was adjourned at 5:22 PM.