

# LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, March 9, 2021 at 3:00 PM

Via Zoom

## MINUTES

(Draft – not approved)

### I. **Call to Order:**

The meeting was called to order at 3:19 PM by Bob Johnson of Integrated Mountain Management.

### II. **Verification of Quorum:**

A quorum of the Board was met as the following directors were present: Mark McDonald, President; Dave McKinney, Vice President; Mary Gervais, Treasurer; and Peter Abplanalp, Director. Garry Millard, Secretary, was absent. Eleven owners were also present. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

### III. **Owner Forum (Owners wishing to address the Board)**

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

### IV. **Approval of Board Meeting Minutes 8/31/2020**

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

### V. **Financial Review**

Bob reported the financial statements as of 1/31/2021: the Lakota Master HOA having \$77,305.68 in the Operating account and \$216,742.02 in Reserves, the Rec Center having \$61,902.88 in Operating and \$33,446.76 in Reserves, and the Lakota Grill having \$13,728.71 for Operating funds. It was explained that the HOA accounts have been segregated accordingly for added clarity and transparency. As of 1/31/2021 the HOA was \$14,697.11 income over expense overall year to date.

The Whitehorse Village financials as of 1/31/2021 were reported as having \$5,458.61 in Operating and \$3,276.78 in Reserves, and \$2,343.30 income over expense year to date.

### VI. **Discussion and Action Items:**

#### • **Design Review Appeals**

- **Patio Shade** – A statement provided by the owner of 805 Ute Cir was read aloud with request for the Board to consider curtains installed on the patio for weather protection. Discussion followed regarding the DRC's nonacceptance based on the Design Guidelines' emphasis on heavy timber elements and appearance. The Board agreed to continue the fact-finding process to explore possible solutions. The DRC members further agreed to

review the issue and suggest additional clarification in the Guidelines as applicable.

- **Alternative Siding Request** – The owners of 840 Clubhouse Dr presented their request to the Board to consider an alternative wood product for new home construction. Discussion followed regarding the Design Guidelines requirement for wood products, and the consideration of an alternative product if one is found to be visually indistinguishable from wood. The Board and DRC members committed to explore products that may be acceptable. The Board stated that it would not support LP Smart Siding as an option at this time, motioned by Mark, seconded by Peter, and unanimously agreed.
- **Rec Center**
  - **Restaurant/Catering Discussion** – Options for the restaurant were discussed, including self-management with simplified menu or self-service, a lease out option, or closure. A conceptual proposal for catering of Rec Center events was reviewed and tabled for further discussion. The Board will review options over the next month and expressed openness to member ideas.
  - **Concierge Scope** – A concierge position was discussed to maximize the existing Rec Center staff as a value-added service, to include resources such as trail information, restaurant guide, local clubs, special events, golf information, welcome packet, etc. The scope will be defined further to present to the Board for approval.
  - **Rec Center Rules & Regulations Discussion** – Conduct for Rec Center use and accountability was discussed to be drafted and reviewed by the Board for approval.
- **Signage**
  - **Entry Signs** – Signage at the community entrance was presented to the Board and determined not to move forward at this time.
  - **Pet Waste Signage** – Signage for reminder of pet waste removal was presented to the Board. The Board approved for 10-12 signs to be placed throughout the community.

## VII. Committee Reports:

- **Pool** – Dave reported that the pool will be scheduled for draining and resurfacing soon.
- **Social** – Mary reported that social events and gatherings are still limited at this time and the Easter egg hunt has been canceled for this year. Consideration will be made of resuming potlucks and the annual Lakotafest once restrictions are lifted.
- **Fitness** – It was reported in Garry's absence that the gym is open and protocols with CDC and County guidance are continuing to be monitored, including masks, social distancing, and sanitation before and after equipment use.
- **Design Review** – Mark reiterated that siding and window shade topics, as discussed earlier, will be taken into consideration in the coming weeks.

- **Facilities** – Peter reported that concrete replacement at the Rec Center entry is underway to remove sloping and facilitate proper drainage. Damaged light pole bases will also be replaced.

**VIII. Other Business:**

- **Golf Club/League Update** – It was reported that the Golf Club has been renamed “Lakota Links” under the new management and will continue to add updates to their website: [lakotacanyonranch.com](http://lakotacanyonranch.com).
- **Vacant Lot Maintenance Policy** – The policy for maintaining vacant lots was reiterated as a reminder for mowing just prior to the deadlines of May 9, June 15, and August 15.
- **Whitehorse Village Maintenance Scope & Projects Review** – The 2021 Maintenance Scope for Whitehorse Village was approved by the Board on 2/19/2021 as an action outside of a meeting. Management received an assessment of the tree removal and trimming scope and will forward to the Board for review and consideration.
- **Schedule of Next Meeting** – The next Board meeting was tentatively scheduled for 6/3/2021.

**IX. Adjournment** – With no further business brought before the Board, the meeting was adjourned at 5:15 p.m.