

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, June 15, 2021 at 3:00 PM
Via Zoom

MINUTES

(Approved)

I. **Call to Order:**

The meeting was called to order at 3:07 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; Garry Millard, Secretary; and Peter Abplanalp, Director. Mary Gervais, Treasurer, was absent. Ten 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)**

One owner requested clarification about the signage on the Rec Center door regarding face coverings. The Board reiterated that the Association would continue to follow guidance from local government and CDC recommendations for COVID-related protocol.

IV. **Approval of Board Meeting Minutes 3/9/2021**

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

V. **Financial Review**

Bob reported the financial statements as of 4/30/2021: the Lakota Master HOA having \$122,887.33 in the Operating account and \$221,914.15 in Reserves, the Rec Center having \$82,180.85 in Operating and \$36,469.51 in Reserves, and the Lakota Grill having \$15,642.33 in Operating. As of 4/30/2021 the HOA was \$43,648.17 income over expense year to date.

The Whitehorse Village financials as of 4/30/2021 were reported as having \$9,310.96 in Operating and \$4,146.83 in Reserves, and \$6,367.66 income over expense year to date.

VI. **Discussion and Action Items:**

- **Rec Center**

- **Rec Center Rules & Regulations** – The Rules & Regulations for the Rec Center, as communicated in an email to the membership, were approved by the Board as an action taken outside of a meeting on 5/27/2021 and are posted on the website. The Board also discussed further defining the rule

on guests and whether different levels of membership should be considered as a future option.

- **Staffing/Hours** – It was reiterated that the summer pool hours and Rec Center staff availability is 10:00 a.m. to 8:00 p.m. every day and the fitness center is available by fob access 24-7.

- **Signage**

- **Sign Policy - Real Estate, etc.** – The Board discussed an owner’s request for a real estate sign policy with intent to establish an approved design and eliminate handmade “for sale by owner” signs. The Board agreed to put together a policy with parameters on such signage, but was not in favor of mandating a specific design at this time.

VII. Committee Reports:

- **Pool** – The following were reported and discussed:
 - The need to evaluate the reserve forecast for capital pool expenses was discussed, along with the need to quantify and prioritize other Rec Center reserve expenses in general. The Board agreed to review the reserve analysis and collect recommendations from service providers as the 2022 Budget is being prepared in August.
 - The Board discussed the consideration of lifeguards and full-time facilities management for the future.
 - The Rec Center is well supplied for the daily cleaning requirements for the season. Chris Hutto was thanked for volunteering to perform the pool cleaning, and the Board agreed to offer a 20-punch golf pass on behalf of the HOA as compensation.
- **Social** – The following were reported and discussed:
 - The Luau event is scheduled for 6/19 and is expecting a successful turnout with 67 tickets reserved.
 - The social committee is planning for Oktoberfest in the fall. More information will be communicated to the owners as available.
- **Fitness** – The following were reported and discussed:
 - A spring tune-up for the fitness equipment occurred on 5/27.
 - The A/C system has been inoperable until backordered parts arrive for the repair, expected by next week.
- **Design Review** – The following was reported and discussed:
 - Rick Davis was thanked for his eight years of serving on the DRC, as he gave notice to retire from the DRC effective at the end of June. It was reiterated that the DRC is a 3-member committee and the Board is responsible for appointing a volunteer to fill the vacancy. A request for interested volunteers will be sent to the community for consideration.
- **Facilities** – The following were reported and discussed:
 - Two clogged storm drains were found at the Rec Center parking lot and communicated to the Town.
 - The grease trap was recently replaced in the kitchen.
 - Damaged light pole bases continue to be repaired as needed.

VIII. Other Business:

- **Covenant Enforcement - RVs, boats, parking, etc.** – A reminder was given for Lakota’s rule on boats and RVs, which are prohibited on driveways and private streets except for a 48-hour allowance for loading and unloading only. It was also discussed how the Town rules apply to public streets, which may differ from the HOA rules.
- **Whitehorse Village Maintenance Scope & Projects Review** – It was reiterated that discretionary projects for Whitehorse Village as outlined in the 2021 Maintenance Scope are subject to Board approval. The Board will consider a project for tree trimming in the coming months.
- **New Development Updates**
 - **Villas at Lakota** - Project has been approved by the DRC with conditions. No additional information has been provided at this time for status of commencement.
 - **Eagles Ridge** - The developer has communicated intentions to revisit the project in July and continue with the process.
 - **RG Lakota Holdings** - Several projects are being considered for conceptual planning including single-family residential, multifamily, and mixed-use development.
- **Schedule of Next Meeting** – The next Board meeting was tentatively scheduled for 9/13/2021.

IX. Adjournment – With no further business brought before the Board, the meeting was adjourned at 4:48 p.m.