

# LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Wednesday, September 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 all directors were present: Mark McDonald, President; Dave McKinney, Vice President; Mary Gervais, Treasurer; Garry Millard, Secretary; and Peter Abplanalp, Director. Three 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 6/15/2021

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

### V. Financial Review

Bob reported the financial statements as of 8/31/2021. The Lakota Master HOA had \$126,020.05 in the Operating account and \$227,096.02 in Reserves, the Rec Center had \$41,005.59 in Operating and \$39,493.26 in Reserves, and the Lakota Grill had \$17,158.67 in Operating. As of 8/31/2021 the HOA was \$21,395.70 income over expense year to date compared to budget. Income was \$14,713.16 under the budgeted amount due to the restaurant not being in operation this year as projected.

The Whitehorse Village financials as of 8/31/2021 were reported as having \$11,100.29 in Operating and \$5,017.02 in Reserves, and \$13,292.18 income over expense year to date compared to budget.

### VI. 2022 Budget Review and Approval

- **Lakota Master** - The proposed 2022 Budget was presented to the Board with the assessments remaining at the same rate of \$75 per lot per month. It was noted that \$19,800 would be added to the HOA Reserve account and \$12,000 to the Rec Center Reserve account for 2022. As the Rec Center was acquired recently in 2018, it was noted that its Reserve account is considered underfunded at roughly 10%. However, the Board did not consider the capital obligations at this time to require a more aggressive funding approach.

The 2022 Budget for Lakota Master was motioned for approval by Mark, seconded by Garry, and unanimously approved.

- **Whitehorse Village** - The proposed 2022 Budget was presented to the Board with assessments remaining at the same rate of \$125 per lot per month. It was noted that \$3,480 would be added to the Reserve account for 2022. While the Reserves continue to be insufficient for all future capital obligations, they are being funded incrementally while projects continue to be reviewed and approved by the Board. It was noted that a tree trimming and removal project was recently completed.

The 2022 Budget for Whitehorse Village was motioned for approval by Mary, seconded by Peter, and unanimously approved.

## VII. Discussion and Action Items:

- **Rec Center**
  - **Restaurant/Catering** – A lease has been proposed to the Rolling Fork for kitchen access (to exclude use by other outside caterers). Owners may also use the kitchen for private events, with priority given to owners at 6 weeks' advance scheduling. The front desk will continue to facilitate scheduling and coordinating events.
  - **Staffing/Hours** – The pool is scheduled for closure at the end of the day on Sunday, 9/19. Three staff members are expected to continue part time for the front desk. A scope of the front desk concierge services and job description will be defined in the coming months.

## VIII. Committee Reports:

- **Pool** – The following were reported and discussed:
  - Proposals are being obtained to try to extend the life of the pool plaster, as well as two boilers (of the four) that will need replacement next year.
  - Concrete pool deck is showing spalling and will need to explore options to replace.
- **Social** – The following were reported and discussed:
  - Two events have been planned for each month. First Friday Happy Hour events have been successful.
  - Upcoming events include Oktoberfest, Spooky Food Truck Dinner, Game Night, Holiday Lighting Contest, and New Year's Dinner.
- **Fitness** – The following were reported and discussed:
  - The activity in the fitness center is approximately 15 users per day.
  - Thermostat has been adjusted to remain at 68.
  - Scratched mirrors and one TV will be considered for replacement.
- **Design Review** – The following was reported and discussed:
  - Six new applicants have initiated the review process for new construction over the last month.
  - The DRC is reviewing volunteer candidates who expressed interest in the vacant position and will provide a recommendation to the Board.
- **Facilities** – The following were reported and discussed:
  - The AC is operating but waiting on a new capacitor.

- The Board agreed to a proposed maintenance service contract with Mountain Air Mechanical for one year.
- Dead Aspen trees at the front entrance are on schedule for removal.

**IX. Other Business:**

- **Schedule of Annual Meeting and Budget Ratification** – Scheduled for Thursday, 12/9/2021, at 5:30 PM via Zoom.
- **Development Updates** - The mixed-use development proposed by RG Lakota has undergone preliminary presentation processes. More details are forthcoming.

**IX. Adjournment** – With no further business brought before the Board, the meeting was adjourned at 5:02 p.m.