

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Thursday, March 17, 2022 at 3:00 PM
Via Zoom

MINUTES

(Draft - not approved)

I. Call to Order

The meeting was called to order at 3:02 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; Mary Gervais, Treasurer; and Peter Abplanalp, Director. Directors Garry Millard and Clinton Carroll were absent. Five owners were also present. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

III. New Board Member/Verification of Officers

It was noted that a call for candidates was communicated to the membership following David McKinney's retirement from the Board. Clinton Carroll volunteered to serve the term through 12/2024 and was appointed to fill the vacancy on the Board by action outside of a meeting on 2/16/2022.

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

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

V. Approval of Board Meeting Minutes 9/15/2021

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

VI. Financial Review

Financial statements were reviewed for the year-end and current status. As of 12/31/2021, the Lakota Master HOA had \$81,908.48 in the Operating account and \$237,438.13 in Reserves, the Rec Center had \$88,783.92 in Operating and \$45,550.72 in Reserves, and the Lakota Grill had \$21,717.66 in Operating (as lease income). It was reported that 2021 finished with \$5,796.86 income over expenses. As of 1/31/2022, the Lakota Master had \$119,669.07 in Operating and \$237,445.89 in Reserves, the Rec Center had \$81,589.57 in Operating and \$45,551.10 in Reserves, and the Grill had \$21,790.99 in Operating.

The Whitehorse Village financials as of 12/31/2021 were reported as having \$10,497.79 in Operating and \$6,757.21 in Reserves, and \$4,662.52 income over expense for 2021; and as of 1/31/2022 had \$7,602.98 in Operating and \$6,757.26 in Reserves, and \$2,791.44 income over expenses year-to-date.

VII. Discussion and Action Items

- **Owner Request: Basketball Hoops** - An owner request was made for Lakota to reconsider its position that basketball hoops may not be permanently stored in view. Discussion followed regarding Section 3.27 of the CCRs and 3.30 of the Design Guidelines. The Board agreed to conduct a membership survey for additional community feedback.
- **Collection Policy Enforcement** - It was reiterated that Lakota has an active collection policy that is being enforced.
- **Rec Center**
 - **Staffing/Hours/Cleaning** – The Board agreed to hire a full-time staff member to potentially start May 2 and oversee maintenance, facility and pool management, and other value-added services for the Rec Center.
 - **Adult Supervision** – A reminder was given that anyone 16 and under must be accompanied by an adult at all times when using the Rec Center.
 - **Additional Décor** - The Board agreed to replace all the decorative trees inside the Rec Center.
 - **Message Boards/Communications** - The Board agreed to install a magnetic bulletin board in the lobby. The Social Committee will create a message board policy for approval.

VIII. Committee Reports:

- **Pool** – (No report)
- **Social** – The following were reported and discussed:
 - Two events have been planned for each month: First Friday Happy Hour and a potluck or other event.
 - Upcoming events include Easter Egg Hunt in April with Rolling Fork catering. The Board agreed to have a summer barbecue paid by the HOA.
- **Fitness** – (No report)
- **Design Review** – The following was reported and discussed:
 - The Board appointed Roger Sheffield to fill the vacancy on the Design Review Committee by action outside of a meeting on 1/4/2022.
- **Facilities** – The following were reported and discussed:
 - Downstairs heating system was repaired recently.
 - A ground water leak in the storage room is being investigated.

IX. Other Business:

- **Development Updates:**
 - The Villas at Lakota sub-association is beginning to sell homes under construction.
 - The mixed-use development proposed by RG Lakota is still in preliminary review phases with the Town and information will be shared as available.
 - Excavation is underway for the Eagles Ridge Development.

IX. Adjournment – With no further business brought before the Board, the meeting was adjourned at 4:56 p.m.