

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION ANNUAL HOMEOWNERS MEETING

Thursday, December 13, 2018 at 5:30 PM
Lakota Rec Center, 151 Clubhouse Dr, New Castle, CO 81647

MINUTES DRAFT (UNAPPROVED)

Call to Order and Verification of Quorum:

The meeting was called to order at 5:45 PM by Bob Johnson of Integrated Mountain Management. Quorum was met as 20% of the owners were represented in person or by proxy. Others present were Lindsay Rosenfeld, Quenton Henry, and Doretta Reuss of Integrated Mountain Management.

Approval of Owners Meeting Minutes of 12/4/2017 and 3/6/2018:

The Owners Meeting Minutes of 12/4/2017 and 3/6/2018 were motioned for approval by Don Sherr, seconded by Tracey McKinney, and unanimously approved.

Financial Review:

- **Review of 2018 Financial Performance**

Bob Johnson reported the financial statements as of 11/30 for Lakota Master, reflecting \$85,340.36 in the Operating account and \$38,305.08 in the Reserve account. It was noted there continues to be a variance showing expenses over income due to the 2018 assessment rate effective April 2018 rather than the calendar fiscal year.

It was also reported that Whitehorse Village reflected \$12,760.52 in the Operating account and \$3,347.10 in the Reserve account, with expenses over income year to date. Bob recommended that owners consider building up the Reserve fund to prepare for future capital expenses.

- **Review, Discussion & Ratification of 2019 Budgets**

The 2019 Approved Budget for Lakota Master was ratified with assessments at the existing rate of \$75.00 per lot per month.

The 2019 Approved Budget for Whitehorse Village was ratified with assessments at the existing rate of \$80.00 per lot per month.

Old Business:

- **Committee Year-End Reports:**

- **Design Review**

Mark McDonald thanked DRC members Rick Davis, Bob Dubois, and Roger Proffitt, as well as Patrick Stuckey the consulting architect. Owners were reminded that Design Guidelines are posted on the website. Potential mixed-use development was discussed, that additional expansion of the community may be forthcoming with developer blocks/parcels on the market. Management will investigate.

Fitness

Barrie McCorkle thanked volunteers Susana Salamun, Helen Griffin, Annie Brooks, Richard Gonzalez and Alex Corio. Goals for 2019 include new classes and fitness center upgrades of 1-2 pieces of equipment per year.

Facility

Peter Abplanalp thanked volunteers Rick & Connie Davis, Dave French, Scott Mills, and Kirk Kanitz for Rec Center improvements. Changes were made this year to the kitchen and replacement of heating and cooling components.

Social

Missen Brucker thanked volunteers Sue Randles, Cathy Baquero, Mary Gervais, Beth Mixed, Bill & Barb Barnes, Lynn Brown, Kim Sallee, Jill Touslee, Alex Corio, Brigitte Abplanalp, and Vicki O'Halloran. Potlucks will continue the first Tuesday of every month at 6:00 PM. Volunteers for subcommittees can sign up at the Rec Center.

Pool

Volunteers were thanked: Savannah Huebsch, Chris Hutto, Hayden Mexted, Dave McKinney, and Ben Coon. The website and Facebook groups are being used for communication of updates and events. Chris Dobbins was thanked for his service as the webmaster.

- **Villas at Lakota Update**

The proposed declarations for the sub-association are still under attorney review. 51 units are planned and first two models have been approved by the DRC but have not been platted yet.

Additional Business:

The Board suggested putting together a Welcome Packet for new residents and requested input for ideas.

Election of Members of the Executive Board & Adjournment:

The meeting was adjourned at 7:23 PM for counting of the ballots. Election results for 2 board positions for 3-year terms were announced: Peter Abplanalp and Dave McKinney (terms expire 2021). Existing Board Members will remain: Missen Brucker (term expires 2019), Barrie McCorkle (term expires 2019), Mark McDonald (term expires 2020).