

# LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Thursday, April 25, 2019 at 4:30 PM  
Lakota Rec Center, 151 Clubhouse Dr, New Castle, CO 81647

## MINUTES

Approved

### I. Call to Order:

The meeting was called to order at 4:38 PM by Bob Johnson of Integrated Mountain Management. A quorum of the Board was met as all directors were present: Mark McDonald, President; Dave McKinney, Vice President; Missen Brucker, Treasurer; Barrie McCorkle, Secretary; and Peter Abplanalp, Director. Also present was Lindsay Rosenfeld of Integrated Mountain Management.

### II. Owner Forum (Owners wishing to address the Board):

No items were brought before the Board by owners present.

### III. Approval of Board Meeting Minutes 1/8/2019:

The previous Board meeting minutes were motioned for approval by Peter, seconded by Barrie, and unanimously approved. Will be posted to the website.

### IV. Financial Review:

Bob reported that as of 3/31/2019 the Lakota Master Association had \$77,183.59 in the Operating account and \$226,316.03 in the Reserve account, and the Rec Center had \$77,987.33 in the Operating account and \$12,221,31 in the Reserve account. Whitehorse Village had \$12,028.17 in the Operating account and \$3,730.87 in the Reserve account. Owner Bill Barnes provided a summary of the 2018 year-end financial report and volunteered to offer this additional report on a quarterly basis.

### V. Discussion and Action Items:

- **Reminder of Vacant Lot Mowing Policy** - Owners were reminded of the policy that vacant lots must be mowed at least 3 times in the growing season, by May 9, June 15, and August 15. The policy is posted on the website and an email blast will be sent as an additional reminder.
- **Villas at Lakota Update** - The final proposed Declaration to establish the Villas at Lakota subassociation was reviewed by the Board and motioned for approval by Mark, seconded by Missen, and unanimously approved. Approval of the development was recently granted by Town Council and is under final review by the Design Review Committee.
- **Eagles Ridge Update** - The Eagles Ridge Ranch residential development is scheduled to present at the Town's Planning & Zoning meeting on May 8, and

two weeks later to Town Council. The Board discussed enacting transfer fees and buy-in fees to apply to future developments to support the Rec Center. Motion was made by Missen, seconded by Mark, and unanimously approved to engage legal counsel to investigate this concept.

- **New Development Research Committee Report** - Owner Roger Sheffield represented the Committee and reported research findings for mixed-use zoning and implications on vacant parcels between Blackhawk and Faas Ranch Rd. The Committee will put together a letter to distribute to the Lakota community to begin the education and discussion process, followed by a poll, and communication of the neighborhood consensus to the Town.

#### **VI. Committee Reports:**

- **Pool** - Dave reported that the pool cleanup is scheduled for May 4 in preparation for the season. The top step of the pool will be repaired. Pool opening date to be determined.
- **Social** - Missen reported that message boards are being updated and Rec Center chairs will be re-upholstered. Potlucks will be every other month. Other events include the Pool Season Kickoff Party June 15, Movie Night on July 17, and Lakotafest on September 28.
- **Fitness** - Barrie requested a reminder for fitness center users to return equipment to racks after use. Classes will slow down over the summer. Rec Center Front Desk hours will be temporarily 10-4 Tue-Sat and summer hours will be 10-8 Tue-Fri and 10-6 Sat-Sun. Photo identification fobs are being considered.
- **Design Review** - An increase to the construction deposit for single-family residential applicants for new homes in the Design Review process was discussed. Mark motioned for approval of the increase from \$3,000 to \$5,000, seconded by Barrie, and was unanimously approved. The security deposits for multi-home developments would be considered on a case-by-case basis.
- **Facilities** - Peter presented proposals for Rec Center improvements: shade structures, entry lighting to be replaced with LED, and air conditioning units. The Board agreed to all with request to investigate portable air conditioning options.

#### **VII. Other Business**

- **Lot Identification** - The Board agreed to have management make signs to identify vacant lots to enhance curb appeal and assist with covenant enforcement for the lot maintenance policy.

#### **VIII. Adjournment**

With no further business brought before the Board, the meeting was adjourned at 7:16 PM.