

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BUDGET RATIFICATION & ANNUAL OWNERS MEETING

Wednesday December 4, 2019 at 5:30 PM
Lakota Rec Center, 151 Clubhouse Dr, New Castle, CO 81647

MINUTES

Approved

Call to Order and Verification of Quorum:

The meeting was called to order at 5:40 PM by Bob Johnson of Integrated Mountain Management. Quorum was established 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. As quorum was met, the Annual Meeting commenced with the Budget Ratification as an agenda item rather than a separate meeting.

Introductions:

The current Board was introduced: Mark McDonald, President; Dave McKinney, Vice President; Missen Brucker, Treasurer; Barrie McCorkle, Secretary; and Peter Abplanalp, Director. The Board and many owner volunteers were thanked for their hard work and offered the opportunity for additional volunteers to sign up.

Approval of Owners Meeting Minutes of 12/13/2018:

The Owners Meeting Minutes of 12/13/2018 were motioned for approval by Gary Millard, seconded by Bob Dubois, and unanimously approved. Will be posted to the website.

Financial Review:

- **Review of 2019 Financial Performance**

Bob Johnson reported the financial statements as of 10/31/19 for Lakota Master, reflecting \$75,804.79 in the Operating account and \$238,235.75 in the Reserve account. The Rec Center had \$77,430.77 in the Operating account and \$19,357.59 in the Reserve account, with \$25,563.85 income over expenses year-to-date compared to Budget.

It was also reported that Whitehorse Village reflected \$3,047.12 in the Operating account and \$4,403.03 in the Reserve account, with \$10,348.90 expenses over income year-to-date compared to Budget. Bob recommended that owners consider building up the Reserve fund to prepare for future capital expenses.

- **Review, Discussion & Ratification of 2020 Budgets**

The 2020 Approved Budget for Lakota Master was ratified with no change to assessments at the existing rate of \$75.00 per lot per month.

The 2020 Approved Budget for Whitehorse Village was ratified with no change to assessments at the existing rate of \$80.00 per lot per month.

An owner comment was made about how property taxes are paid for the rec Center. Upon further research it was determined that the county assessor classifies it as exempt.

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. Approximately 100 applications have been processed over this past year. Owners were reminded that Design Guidelines are posted on the website. In an effort to encourage owners to continue staining their homes, the \$25 review fee will be waived for applicants staining their home the same color as existing (written submittal and approval is still required).

- **Fitness**

Barrie McCorkle reported the year's fitness center upgrades, including a bike, treadmill, and elliptical. Upgrades for next year may include another treadmill and rubber mats. An agreement has been made with Midland Fitness to discount passes to Lakota residents and provide their instructors for yoga classes at the Rec Center. Two massage therapists are available for services at the Rec Center and may be reserved on the website. Access to the facilities will be updated to photo cards; old fobs and cards will be deactivated and reactivated in the spring.

- **Facilities**

Peter Abplanalp thanked volunteers Rick Davis and Dave French for Rec Center improvements. Changes were made this year included a pool shade and new shower for the locker room. With the Board's approval of the lease termination with Capital Deli, the Board discussed options for the available facility and will send out a questionnaire to solicit owner feedback.

- **Social**

Missen Brucker announced successful events from 2019, including regular potlucks and Lakotafest. Upcoming events include the Annual Holiday Decorating Contest (New Castle), and New Year's appetizer potluck from 6-10 PM. The website and Facebook groups will continue to be used for communication of updates and events.

- **Pool**

Dave McKinney announced that cleaning equipment is being upgraded in the spring to allow filters to run 24-7. It was noted that the pool remains privately owned by Lakota and for exclusive use of owners/residents and household guests.

- **Vacant Lot Maintenance Policy:**

The Board will work on refining the existing policy to increase enforcement of owner responsibility to maintain their own lots. Vacant lots have been identified by numbered signs posted. An owner request was made for the Board to consider adopting an approved real estate sign policy for uniformity throughout the community.

- **Warrior/Golf Course Update:**

Mark summarized that the Warrior enterprise filed for Chapter 11 Bankruptcy and has listed the course and clubhouse for sale. Currently Green Golf has been hired to manage the operations. Possible scenarios have been researched and considered, however a decision or outcome has not been determined and it could be a while before anything happens. Transparent communications with the membership will continue.

- **Eagles Ridge Update:**

Bob summarized that Eagles Ridge will be a new multifamily residential development as part of the Lakota Master HOA, located across Castle Valley Blvd by the fire station, and is in the planning stages to be built out at about 30 units consisting of condos and townhomes. Assessments would be collected upon CO of each unit. There will also be a transfer fee of \$750.00 payable to Lakota upon each conveyance. It was also noted that the developer is the same as the original developer for Lakota.

Landscape Subcommittee:

Owner Connie Davis summarized the landscape improvement project for the community entrance as recently approved by the Board, to consist of soil replacement, irrigation changes, and drift roses as the primary plantings for more color and longevity. Volunteers will be needed starting in April to replace soil as the main part of the project. Volunteers will also be needed for the ongoing maintenance of pruning.

Election of Members of the Executive Board:

The two (2) board positions held by Missen and Barrie were available for 3-year terms each. With no other nominations from the floor, Missen and Barrie volunteered to serve for the next term, accepted by acclamation of the membership. The Board for 2020 is: Mark McDonald (term expires 2020), Dave McKinney (term expires 2021), Missen Brucker (term expires 2022), Barrie McCorkle (term expires 2022), and Peter Abplanalp (term expires 2021).

Adjournment:

With no further business brought before the membership, the Annual Owners Meeting was adjourned at 7:32 PM.