

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

Monday, December 14, 2020 at 6:00 PM
Virtual Meeting via Zoom

MINUTES

Draft (not approved)

Call to Order and Verification of Quorum:

The meeting was called to order at 6:27 PM by Bob Johnson of Integrated Mountain Management. Quorum was established as over 20% of the owners were represented in person or by proxy. Others present were Bob Johnson and Lindsay Rosenfeld 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.

Approval of Owners Meeting Minutes of 12/4/2019:

The Owners Meeting Minutes of 12/4/2019 were motioned for approval by Mark McDonald, seconded by Alan Ray, and unanimously approved. Will be posted to the website.

Financial Review:

- **Review of 2020 Financial Performance**

Bob Johnson reported the financial statements as of 10/31/20 for Lakota Master, reflecting \$77,281.90 in the Operating account and \$211,728.73 in the Reserve account. The Rec Center had \$52,454.75 in the Operating account and \$30,433.86 in the Reserve account, with \$137,329.51 expenses over income year-to-date compared to Budget. This variance was mainly due to the HOA's start-up and self-management of the restaurant which was not originally budgeted for the 2020 fiscal year. The pandemic further posed challenges on operations and revenue to offset start-up costs. The Rec Center was recently refinanced as approved by the membership to continue efforts to offset expenses.

It was also reported that as of 10/31/20 Whitehorse Village reflected \$2,799.77 in the Operating account and \$3,276.67 in the Reserve account, with \$1,869.22 expenses over income year-to-date compared to Budget. It was reported that due to low snowfall, income is beginning to catch up with the summer maintenance expenses, but Whitehorse Village remains underfunded for its Operating expenses and Reserves. This has been communicated to Whitehorse Village through multiple meetings, a survey, with additional owner discussion designated at the end of this meeting.

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

The 2021 Approved Budget for Lakota Master was ratified with no change to assessments at the existing rate of \$75.00 per lot per month.

The Board tabled approval of the 2021 Budget for Whitehorse Village until further discussion with Whitehorse Village owners at the end of this meeting.

- **Lakota Grill Recap**

Board President Mark McDonald summarized how the restaurant was acquired as part of the Rec Center by vote of the membership to retain as a community asset. The HOA took over management and operations of the restaurant early in the year so this amenity could continue to be offered to the membership following departure of the previous tenant in December 2019. The membership was thanked for their patience through the evolving process of the restaurant as a start-up business with the additional challenges posed by the pandemic.

The Board is committed to the successful operation of the restaurant as an HOA asset and to minimize impact on assessments, while continually evaluating how this amenity can provide the greatest benefit to the membership.

- **Refinance and Special Assessment Option**

Bob summarized the recent Rec Center refinance, currently in effect by final membership approval. The refinance was proposed by the Board as an effort to reduce the interest rate on the current mortgage of the Rec Center and potentially save the association about \$82,000 over the life of the loan. Bob introduced the amortization table for the new loan and the concept of an early repayment option as a future consideration. This option would potentially increase the association's savings to about \$200,000, and if considered, would entail a special assessment of about \$1,420 per lot. The Board wishes to continue evaluating options for additional savings to the association and solicit membership feedback.

Old Business:

- **Committee Year-End Reports:**

- **Design Review**

DRC members were thanked: Rick Davis, Bob Dubois, and Roger Proffitt, along with Patrick Stuckey the consulting architect. Approximately 50 applications have been reviewed over this past year, with 4 new homes moving forward in the construction process. It was also reported that the Design Guidelines were revised and rewritten for updates and clarity, and are posted on the website.

- **Fitness**

Board member Gary Millard reported that the Fitness Center operations are continuing to adjust in alignment with Public Health Orders and operating guidelines.

- **Facilities**

Board member Peter Abplanalp reported maintenance improvements and repairs over the year, including LED lights and light fixtures to replace the former Rec Center entry chandelier, and removal of the Clubhouse Drive entry log.

- **Social**

Board Member Mary Gervais reported that the committee is evaluating options for safe events with respect for social distancing, such as the possibility of movie or game nights. The annual holiday lighting contest is underway for this year.

- **Pool**

Board member Dave McKinney thanked Chris Hutto for his help with the pool maintenance. The pool was affected by capacity restrictions this year but continued operations throughout the summer.

- **Vacant Lot Maintenance Policy Discussion:**

The Vacant Lot Maintenance Policy was reviewed as a reminder to owners and is posted on the website.

- **Warrior/Golf Course Update:**

This year Warrior Golf sold the Golf Club and property to Romero Group, who is currently managing the golf operations and grounds with positive feedback from residents.

- **Eagles Ridge Update:**

Bob summarized that Eagles Ridge had undergone some of the planning process to be a new multifamily residential development as part of the Lakota Master HOA, located across Castle Valley Blvd by the fire station, to be built out at about 30 units consisting of condos and townhomes. It was also noted that the developer is the same as the original developer for Lakota. Conditions of approval for the Design Review process had not been fully met and there are no recent updates on the status of this development.

Election of Members of the Executive Board:

One Board position held by Mark McDonald was available for a 3-year term. With no other nominations from the floor, Mark volunteered to serve for the next term, accepted by acclamation of the membership. The Board for 2021 is: Mark McDonald (term expires 2023), Dave McKinney (term expires 2021), Garry Millard (term expires 2022), Mary Gervais (term expires 2022), and Peter Abplanalp (term expires 2021).

Additional Business:

- **Whitehorse Village 2021 Budget**

Whitehorse Village owners were given the opportunity to discuss the maintenance scope and expectations to align with a 2021 Budget. Owners expressed varying opinions as to the preferred maintenance scope, with some owners wanting to assume responsibility of certain items, and others preferring to continue funding the full scope of HOA maintenance services, projects, and Reserves. The Board agreed to present 3 Budget options for Whitehorse Village owners to consider along with the requisite scope. The Board would approve the Budget according to the Whitehorse Village owner preference as determined by vote. This would follow with a ratification meeting to be noticed for 12/30/20.

Adjournment:

With no further business brought before the membership, the Annual Owners Meeting was adjourned at 9:04 PM.