

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

**Tuesday, July 12, 2022 at 9:30 AM
Via Zoom**

MINUTES

Approved

I. Call to Order

The meeting was called to order at 9:36 AM 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, Mary Gervais, Peter Abplanalp, Clinton Carroll, and Loran Randles. Nine owners were also present. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

III. Board Member Introductions/Verification of Officers

As previously noticed to the membership, it was reiterated that Loran Randles was appointed to the Board to fill the vacant position previously held by Garry Millard. The officer positions were ratified: Mark McDonald, President; Clinton Carroll, Vice President; Mary Gervais, Treasurer; Loran Randles, Secretary; and Peter Abplanalp, Director.

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

The following items were brought forth by the owners present:

- Discussion of excess vehicle parking on Ute Circle. A community-wide reminder will be sent regarding the enforcement of Town vs. HOA streets and preference that owners use garages for parking.
- Discussion of barking dog issues and HOA and Town enforcement authority, as well as a reminder of pet owner responsibilities.

V. Approval of Board Meeting Minutes 3/17/2022

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

VI. Financial Review

- **Lakota Master** - Financial statements were reviewed as of 5/31/2022, noting that Lakota Master had \$169,451.67 in the Operating account and \$242,422.58 in Reserves, the Rec Center had \$72,240.29 in Operating and \$48,557.54 in Reserves, and the Lakota Grill had \$22,457.99 in Operating (as lease income).
- **Whitehorse Village** - The Whitehorse Village financials as of 5/31/2022 were reported as having \$6,120.44 in Operating and \$7,627.50 in Reserves, with \$1,669.61 income over expense year-to-date.

- **Ratify Foreclosure Action** – As an action outside of a meeting on 6/18/2022, the Board unanimously approved a resolution to initiate foreclosure on a home in the debt recovery process for past-due assessments to Lakota and Whitehorse Village.
- **Projects** – The Board agreed to consider dead tree removal in Whitehorse Village. Management will obtain a cost estimate and schedule.

VII. Discussion and Action Items

• Owner Requests/Discussion

- **Golf Cart Ordinance** – The Board reviewed the initial draft of a proposed ordinance for Town Council to allow golf cart usage on Lakota streets. Revised proposal is requested to include clarification of applicable streets and that any golf carts must be stored in enclosed garages.
- **Locker Room Saunas** – The Board agreed to research options for sauna installation in the locker rooms as a value-added amenity originally intended by the developer, including products, installation, and electricity considerations.
- **Design Review Variance Request** – Owners of newly constructed home requested variance to allow driveway extension to remain as installed, contrary to original design approved by the DRC. The positions of the DRC and owners were discussed. The Board approved a conditional variance that the driveway may remain as existing, provided that the excess is not used for additional parking and storage against the purpose of the covenants (i.e., Sect. 3.15, No more than two vehicles). The Board would reserve the right to enforce concrete removal if deemed otherwise in the future. The motion was made by Mary, seconded by Peter, and unanimously approved.

• Colorado Legal Updates/Governance Policies

- **Enforcement, Collections, Conduct of Meetings** – It was reported that new state legislation is in effect 8/9/2022, requiring revisions of three existing responsible governance policies. The Board agreed to have attorney draft revised policies for compliance.

VIII. Committee Reports:

- **Pool** – Chris Hutto was thanked for ongoing volunteer help with the pool maintenance. Positive feedback has been received for the new shade structures and pool chairs. Proposals are being obtained for replacement of the third boiler (of 4). The Board recommended the pool setup process be given to a third-party for next year to relieve volunteer burden.
- **Social** – The following were reported and discussed:
 - **Community BBQ, Saturday, 8/20/22** – The Board agreed to use the Grill revenue to provide a free barbecue to Lakota residents as a Community Appreciation Party. Food to be provided by the Rolling Fork.
 - **Oktoberfest, Saturday, 10/1/22** – The Rolling Fork will provide food, and volunteers will assist with music and decorations.
 - **Outdoor Game Night, Saturday, 7/23/22** – Owners were reminded to bring outdoor games for this upcoming Rec Center event at 6:00 PM.

- **BYOB Policy** – The Town requirements were discussed to continue Lakota’s BYOB policy under the private party classification. Events may not be posted on public media to qualify as a private party.
- **Fitness** – The staff is regularly cleaning the facilities. Weights have been added, mirrors replaced, and other upgrades considered as needed.
- **Design Review** – The DRC will continue to evaluate the Guidelines for any recommendations on updating.
- **Facilities** – The following were reported and discussed:
 - Maintenance Contract has been executed with Mountain Air Mechanical.
 - Parking lot lamp bases continue to need repair from vehicle damage. The Board agreed to install bollards on curb to help prevent future damage.

IX. Other Business:

- **Development Updates**
 - Eagles Ridge development continues construction.
 - The Villas at Lakota sub-association has the two completed homes sold.
 - RG Lakota development is still in preliminary review phases with the Town and information will be shared as available.
- **Vacant Lot Maintenance** – The current policy was reiterated and the enforcement process discussed. Lots platted and assessed by Lakota are subject to this policy.

X. Adjournment – With no further business brought before the Board, the meeting was adjourned at 12:23 p.m.