

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

Tuesday, October 25, 2022 at 9:00 AM

Via Zoom

MINUTES

Approved

I. Call to Order

The meeting was called to order at 9:04 AM by Bob Johnson of Integrated Mountain Management.

II. Verification of Quorum

A quorum of the Board was verified as all directors were present: Mark McDonald, Mary Gervais, Peter Abplanalp, Clinton Carroll, and Loran Randles. Eight owners were also present. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

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

No items were brought forth by the owners present.

IV. Approval of Board Meeting Minutes 7/12/2022

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

V. Financial Review

- **Lakota Master** - Financial statements were reviewed as of 8/31/2022, noting that Lakota Master had \$47,247.40 in the HOA Operating account and \$215,292.95 in HOA Reserve accounts, the Rec Center Operating account had \$40,590.71 and \$51,565.56 in Reserves, and the Lakota Grill had \$23,576.13 in Operating (as lease income). It was also reported that Lakota was \$26,993.88 expense over income year-to-date due to project work this year (e.g., shade structures by the pool).
- **Whitehorse Village** - The Whitehorse Village financials as of 8/31/2022 were reported as having \$2,265.36 in Operating and \$8,497.71 in Reserves, with \$2,220.48 expense over income year-to-date.

VI. Discussion and Action Items

- **2023 Budget Review and Approval**
 - **Lakota** – A 2023 Budget draft for Lakota was presented to the Board and discussed. It was reiterated that the HOA and Rec Center expenses are delineated separately for transparency and tracking. Key points included no change to the assessment rate, additional assessment income anticipated by new developments, anticipated increases to insurance and Rec Center

labor, and decrease in Design Review income. The Board further agreed to add investment accounts with laddered CDs at the current rates to increase interest income.

The 2023 Budget for Lakota was motioned for approval by Peter, seconded by Clinton, and unanimously approved.

- **Whitehorse Village** – A 2023 Budget draft for Whitehorse Village was presented to the Board and discussed. Key points included no change to the assessment rate, anticipated increases in landscape maintenance and snow removal, and extinguishment of the loan to the Master. Management recommended an increase to reserve funding for projects, including tree work estimated at \$9,000. Whitehorse Village owners will be invited to discuss the 2023 Budget and funding options during the Annual Meeting to be held on 12/6/2022.

The 2023 Budget for Whitehorse Village was motioned for approval by Mary, seconded by Mark, and unanimously approved.

- **Design Guidelines Fee Schedule Updates** – Updates to the Design Guidelines' Fee Schedule were recommended by the DRC and discussed, citing increases in operating costs, review time requirements, and challenges with projects complying with approved plans.

The Design Guideline Fee Updates were motioned by Mark, seconded by Loren, and unanimously approved to take effect immediately, as follows:

\$15,000 – New Construction Security Deposit (Construction/Landscaping)

\$200 – Monthly compensation for each DRC Member

\$1200 – Architect Consultant Fee

\$1500 – New Construction Review Fee

- **Enforcement of the Guidelines** – The Board discussed enforcement of the Design Guidelines and the process for reviewing variance requests. It was reiterated that Lakota upholds uniform enforcement, and the DRC may accommodate certain variances on a case-by-case basis where specific circumstances warrant.
- **HB22-1137 Updated Governance Policies** – As required by new state legislation, the updated policies for Collection, Enforcement, and Conduct of Meetings were accepted by the Board for immediate effect. Updates will be posted on the website.
- **Golf Cart Ordinance** – The Board discussed the Golf Cart Ordinance as currently drafted for Town Council. A letter of support was agreed to be submitted on behalf of Lakota, provided that the Town provides more information on enforcement parameters. Approval was motioned by Mark, seconded by Clinton, and unanimously approved.
- **Rolling Fork Kitchen Lease Renewal** – The Board agreed to renew the lease term with existing conditions, motioned for approval by Mark, seconded by Mary, and unanimously approved.
- **Fitness Equipment Purchases** – Following the Board's commitment to continue replacing at least one piece of equipment per year, it was agreed to purchase an elliptical and treadmill for a total cost of about \$5,000. Barrie McCorkle was thanked for his advisement to the Board for this purchase.

VII. Committee/Rec Center Reports:

- **Pool** – Chris Hutto was thanked for ongoing volunteer help with the pool maintenance. Proposals are in the process of being collected for the 2 boilers that need replacement (of the 4), as well as the chlorinators. Pool vendors will also be considered for next year in addition to in-house daily cleaning.
- **Social** – The Social Committee Members were recognized and thanked for their contributions: Jaime Carroll, Nicole Christianson and Neil DeGuzman, Joan Hill, Jerry and Sue Long, Sue Randles, Charlene Revoir, and Alix Tate Pelland. Mary Gervais as the Chair was also thanked. The success of previous events was reported, including the Owner Appreciation BBQ and Oktoberfest. Upcoming events were announced: Decorating the Rec Center on 11/30, First Friday Happy Hour on 11/4 and 12/2, Holiday Potluck on 12/11, Holiday Lighting Contest on 12/21, and High Tea in January. A fundraiser with a local nonprofit was also announced.
- **Fitness** – No additional information reported.
- **Design Review** – No additional information reported.
- **Facilities** – The following were reported and discussed:
 - Backflow preventer leak is in the process of being repaired.
 - Parking lot lamp bases continue to need repair from vehicle damage. Bollards will be installed to help prevent future damage.

VIII. Other Business:

- **Budget Ratification/Annual Owners Meeting** – Scheduled for 12/6 by Zoom.
- **Development Updates**
 - Eagles Ridge development continues construction.
 - The Villas at Lakota sub-association has the two completed homes sold.
 - RG Lakota developer has been in communication with the HOA about the Longview at Lakota preliminary concept and some areas proposed to be included in the Master.
- **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, a motion to adjourn at 11:20 a.m. was made by Mark, seconded by Clinton, and unanimously approved.