



BOARD MEETING MINUTES APPROVED

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING THURSDAY, JULY 20, 2023, AT 9:00 AM

I. Call to Order

The meeting was called to order at 9:01 a.m. by Bob Johnson of Integrated Mountain Management.

II. Verification of Quorum

Quorum was verified as all directors were present: Mark McDonald, Tom Mingen, Mary Gervais, Loran Randles, and Kit Fordham. Seven 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 members present.

IV. Approval of Board Meeting Minutes 5/3/2023

The minutes from the previous Board meeting were motioned for approval by Mark, seconded by Mary, and unanimously approved with omission of the Vacant Lot Maintenance Policy agenda item.

V. Financial Review

- **Lakota**

The financial statements for Lakota Master were reviewed and reported. As of 6/30/23 there was 64,164.85 in the Lakota HOA Operating account and 101,881.50 in the HOA Reserve accounts combined. It was also reported that there was 56,469.69 in the Rec Center Operating account and 24,339.88 in the Rec Center Reserve account. It was noted that Lakota was 13,403.98 income over expense year-to-date compared to Budget. The process of transferring funds from Operating to Reserves was discussed and will be reiterated to the Board at each occurrence as Reserves are being spent on the approved discretionary projects.

- **Whitehorse Village**

The financial statements for Whitehorse Village were reviewed and reported. As of 6/30/23 there was 11,792.59 in the Operating account, 6,547.00 in the Reserve account, and 7,336.75 income over expense year-to-date.

VI. Discussion and Action Items:

- **Whitehorse Village**

- **History, Communications, & Document Review** - The Whitehorse Village development was reviewed, including review of its maintenance Declaration and historical communications with the owners of maintenance needs, financial position, owner surveys, assessment level, and formation of the current maintenance scope. It was reiterated that Whitehorse Village is not a subassociation, i.e., common interest community, but a subarea established by a maintenance Declaration under the governance of Lakota Master.
- **Whitehorse Village Owner Comments** - One owner expressed concerns about landscape and irrigation maintenance and use of the owner's domestic water for common area irrigation. The possibility of calculating the water use to common area and reimbursing those owners was discussed. The Board supported the creation of an advisory committee of 3-5 volunteer owners from Whitehorse Village to be led by Jed Goodwin with Mary Gervais's involvement, motioned by Mary, seconded by Kit, and unanimously approved.
- **Maintenance Requests & Action** - It was agreed that Jed and Mary would draft an owner communication to establish direction and call for volunteers. The Committee is expected to advise the Board on maintenance requests and priorities in Whitehorse Village.

- **Covenant Enforcement/Committee** - The covenant enforcement policy and process were discussed. The Board requested additional resources to increase the current level and frequency of enforcement. Tom motioned for the Board to appoint a covenant enforcement committee, comprised of one Board member (volunteered by Loran) and the Rec Center Manager. The motion was seconded by Loran and unanimously approved. This process was stated to include two inspections per month in the summer and one inspection in the winter, wherein the report would be submitted to management for owner correspondence within 5 business days and owner responses reported back to the committee. The Vacant Lot Maintenance Policy was also discussed, followed by the request to seek additional contractors to complete the work within 30 days of the 10-day notice to cure.
- **Lakota Financial Audit Review** - The Board agreed to go through the process of a type of financial audit (Agreed Upon Procedures) through Reese Henry, motioned for approval by Tom, seconded by Mark, and unanimously approved.
- **Rec Center/Reservations**
 - **Additional Time** - The time limit for private events was discussed. As the current reservation policy allows for up to 3 hours per event, the Board discussed accommodating requests for additional time. It was agreed to allow additional time for 100.00 per hour, up to 6 hours (including set-up and clean-up), motioned for approval by Mary, seconded by Mark, and unanimously approved.
 - **Pool Parties/Reservations** - The Board agreed to continue excluding the pool for private event reservations, so the pool would remain open to the membership and their guests on a first come first served basis.
 - **Special Events Insurance** - It was agreed that the Rec Center would only be available for reservations by members to continue protecting the assets.

VII. Committee Reports:

- **Pool/Rec Center Updates** - No additional updates were reported.
- **Social** - Upcoming events were announced: no First Friday in August, HOA cookout on August 19, Chili Cookoff and Oktoberfest in October. The Rec Center Manager will look into an owner request for a document shredding day.
- **Fitness** - No updates reported.
- **Design Review** - No updates reported.
- **Facilities/Projects** - No updates reported.

VIII. Other Business:

- **Development Updates**
 - **Transfer Fee Discussion** - The Board continued discussion about whether a transfer fee should be considered for future owners in Lakota for the community growth as demands increase on the Rec Center. This will be on the agenda for discussion among the membership at the Annual Owners Meeting.
- **Vacant Lot Maintenance Policy Review** - The current policy and process was reviewed, including the deadline dates of 5/9, 6/15, and 8/15 and requirements for compliance. The Board will continue to evaluate whether any changes should be considered in the future.

XI. Adjournment

With no further business brought before the Board, the meeting was adjourned at 1:12 p.m.