

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION

SPECIAL BOARD OF DIRECTORS MEETING

Thursday, March 2, 2023, at 10:00 AM
Lakota Canyon Ranch Rec Center
151 Clubhouse Dr, New Castle

MINUTES

Approved

I. Call to Order

The meeting was called to order at 10:03 a.m. 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, and Loran Randles. Two owners were also present. Also present were Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.

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

No items were brought forth by the owners present.

IV. Discussion and Action Items:

- **Review/Approval of Pool Maintenance Projects Proposal**

The proposal by Skyline Homes Pools was reviewed by the Board and discussed. It was agreed that the vendor must provide evidence of workers compensation insurance as a condition of acceptance. The scope of work was reviewed to include replacement of 2 boilers, repair or replacement of piping, salt generators, tile, pool slide, and damaged stones, for an estimate of \$28,800. The proposal was motioned for approval by Mark, seconded by Loren, and unanimously approved.

- **Review/Approval of Board Vacancy Appointment**

An announcement was made last month to the membership that Clinton Carroll had resigned from the Board, with a request for interested candidates to be considered for the Board's appointment for the remainder of the term. With two candidates who volunteered for the vacant position, Peter Abplanalp announced his decision to resign and allow both candidates the opportunity to serve. Peter was thanked for his contributions and years of service. A motion was made by Mark to appoint Tom Mingen and Kit Fordham to fill the remainder of the terms for the two Board positions (both until 2024). The motion was seconded by Mary, and unanimously approved.

V. Executive Session

It was called at 10:32 to enter Executive Session (closed session for Board members only) to discuss the following items, motioned by Mark, seconded by Mary, and unanimously approved.

- **Review Legal Matter regarding Covenant Enforcement**
- **Personnel Matter regarding Rec Center Staffing**

VI. Additional Business

Open Session resumed at 11:01. As discussed in Executive Session, a Tolling Agreement regarding the Covenant Enforcement matter was motioned for approval by Mary, seconded by Loren, and unanimously approved.

The Board agreed on a candidate to fill the full-time Rec Center Manager position to continue the goal of supporting the amenities and increasing value to the community.

VII. Adjournment

With no further business brought before the Board, the meeting was adjourned at 11:47 a.m.