



BOARD MEETING MINUTES

LAKOTA CANYON RANCH HOMEOWNERS ASSOCIATION

WEDNESDAY, NOVEMBER 6, 2024, AT 10:00 AM

Lakota Canyon Ranch Rec Center – 151 Clubhouse Dr

MINUTES (Draft – not approved)

I. Call to Order

The Board Meeting was called to order at 10:03 a.m. by Bob Johnson of Integrated Mountain Management.

II. Verification of Quorum

Quorum of the Board was verified as all directors were present: Kit Fordham, Steve Hill, Loran Randles, Mary Gervais, and Janie Rowe. Four 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)

One owner from Eagles Ridge Ranch requested clarification on parking and landscaping. It was noted that this project is still under Declarant Control.

IV. Approval of Board Meeting Minutes 8/21/2024

The Minutes from the prior Board Meeting were motioned for approval by Loran, seconded by Janie, and unanimously approved.

V. Discussion and Action Items:

- **Financial Review/2025 Budget**

- **Lakota** – The Financials as of 9/30/24 were reviewed for Lakota. It was reported the Association had \$19,044.85 in the HOA Operating account, \$38,373.90 in the Rec Center Operating account, \$107,202.80 in the Rec Center Reserve account, and a combined total of \$247,174.02 in the three HOA Reserve accounts. The budget comparison report reflected \$28,452.26 expense over income year-to-date. This overage was attributed to \$35,000 worth of Rec Center project work, including the Rec Center carpet replacement, pool cleaning robot, tables and chairs, and a substantial pool leak repair.

The 2025 Budget for Lakota was reviewed in detail with no change to the current assessment rate of \$90 per lot per month, and motioned for approval by Mary, seconded by Steve, and unanimously approved.

- **Whitehorse Village** – The Financials as of 9/30/24 were reviewed for Whitehorse Village and reported with \$3,474.81 in the Operating account and \$8,878.79 in the Reserve account. The budget comparison report reflected \$3,563.98 expense over income year-to-date.

The 2025 Budget for Whitehorse Village was reviewed in detail with no change to the current assessment rate of \$125.00 per home per month. It was noted that this continues as a limited Budget that will need to be reconsidered for increased funding and prioritization of maintenance items. Management advised that the existing maintenance scope and assessment rate would not be sufficient to continue carrying operating increases beyond 2025. It was reiterated that owner feedback would be solicited to set maintenance and project priorities. The 2025 Budget for Whitehorse Village was motioned for approval by Mary, seconded by Kit, and unanimously approved.

- **Whitehorse Village Projects**

It was noted that tree work as previously approved has been scheduled for the first week of December.

- **Rec Center**

Rec Center updates included the following:

- Ginger will put together Welcome Packets to be delivered to new owners.
- Event classes offered to the Lakota community for yoga, massage therapy, meditation, etc. to be registered by room reservation.
- Additional proposals to be obtained for boiler/zone valve work.

- **Updated Collection/Phone & Email Policies Approval**

The updated Collection Policy with Phone/Email Policy to follow 2024 law changes was presented for review and motioned for approval by Janie, seconded by Loran, and unanimously approved.

VI. Development Updates

N/A

VII. Committee Reports

Mary announced the PEO Champagne Brunch for 12/6/24 and requested reservation fee waiver due to 501c3 nonprofit status. Approval was motioned by Janie, seconded by Steve, and approved by vote of 3. Kit and Mary abstained disclosing conflict of interest as event organizers.

VIII. Executive Session (Management and Board members only)

The Board entered into Executive Session at 12:17 p.m. by motion from Janie, second by Kit, and unanimous approval to discuss the following:

- **Covenant Enforcement Legal Matter**
- **Review Delinquent Accounts for Legal Referral**

VIV. Actions from Executive Session (if applicable)

Open session resumed at 12:33 p.m. No action taken from Executive Session items at this time.

IX. Additional Business

N/A

X. Adjournment

With no further business brought forward, the Board meeting adjourned at 12:39 p.m.
