

LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF THE MEMBERS/BUDGET RATIFICATION Tuesday, December 6, 2022, at 5:30 PM Virtual Meeting Via Zoom

MEETING MINUTES (Approved)

- I. Call to Order** - Bob Johnson from Integrated Mountain Management (IMM) called the meeting to order at 5:41 pm.
- II. Roll Call and Counting of Proxies** - Executed by Bob Johnson and Lindsay Rosenfeld of Integrated Mountain Management.
- III. Verification of Quorum** - A quorum of 20% of the membership was present either in person or by proxy. Due to a verified quorum, the Budget Ratification Meeting was combined with the Annual Meeting.
- IV. Approval of Owners Meeting Minutes of 12/9/2021** - The 2021 Annual Meeting Minutes were reviewed by the membership. Bob Dubois moved to approve the minutes, seconded by Mark McDonald. The motion passed unanimously.
- V. Lakota Financial Review**
 - **Review of 2022 Financial Performance & 2023 Budget** - Bob Johnson reported the financial statements as of 10/31/2022 for Lakota Master, reflecting \$14,353 in the HOA Operating account and \$215,323 in the HOA Reserve accounts. The Rec Center had \$73,494 in the Operating account and \$55,578 in the Reserve account. The Restaurant had \$23,565 in the Operating account. The Budget Comparison report was reviewed and shown to be expense over income by \$15,691 compared to Budget due to planned projects such as road work including crack sealing, as well as the shade structures and furniture for the pool area.

It was also reported that as of 10/31/2022, Whitehorse Village had \$7,531 in the Operating account and \$8,498 in the Reserve account, with \$3,268 income over expenses when compared to budget year to date.

The 2023 Budget for Lakota Master was reviewed and ratified with no change to assessments at the rate of \$75 per lot per month. It was reiterated that the assessment is broken down into 4 income categories to fund the following bank accounts: HOA Operating, HOA Reserves, Rec Center Operating, and Rec Center Reserves. The 2023 Budget will be effective January 1st, 2023.

The 2023 Budget for Whitehorse Village was reviewed and ratified with no change to assessments at the rate of \$125 per month which is broken down to fund the Operating and Reserves accounts.
 - **Rec Center Loan Status/Payoff Option** - Bob reminded the membership of the Rec Center Loan and the special assessment option to repay in full to avoid the additional interest payments and potential savings of \$180,000 over the life of the loan.
- VI. Old Business**
 - **Committee Year-End Reports**

Board President Mark McDonald thanked the other Board Members and Committee chairs: Mary Gervais, Peter Abplanalp, Clinton Carroll, and Loran Randles.

- **Design Review** - The DRC members were thanked for their services. Bob Dubois reminded the members that the fee structure in the DRC guidelines was recently updated and is available on the Lakota HOA website: <http://lakotacanyonhoa.org/>
- **Fitness** - It was reported that a new TV and fitness equipment have been installed.
- **Facilities** - Peter Abplanalp reported that a maintenance contract has been secured to address ongoing mechanical maintenance in the Rec Center.
- **Social** - Mary Gervais thanked all the volunteers of the Social Committee. She reviewed the 2022 events and encouraged the members to give any suggestions or feedback in the Suggestion Box located next to the entrance of the Rec Center. An announcement will be made for the Holiday Party on December 18th with Santa as well as the New Year's Eve seated dinner event to be catered by Rolling Fork.
- **Pool** - Clinton Carroll reported that the new pool furniture and shade structure were well received this summer, and Mark was also thanked for his service in these efforts. Chris Hutto was also thanked for his assistance to maintain the pool system.
- **New Developments**
 - **Villas at Lakota** – The subassociation within Lakota of single-family homes has completed 2 homes at the end of Whitehorse Dr, with 4 homes platted for this phase.
 - **Eagle's Ridge** - This multi-family residential development is underway, located next to the fire station and will be part of the Lakota Master Association.
 - **RG Lakota Developments** - Currently developing the 6B1 Filing. Public notices have been sent out regarding the commercial lots to be developed in the vacant land near Faas Ranch Rd and Castle Valley Blvd. Jerome Simecek reported that the Romero Group is considering deed-restricted housing for essential workers and health-based commercial businesses.
- **Vacant Lot Maintenance Policy Reminder** - The members were reminded of the policy for vacant lot weed maintenance with the deadlines of 5/9, 6/15, and 8/15. It was also noted that vacant lot owners are also responsible for snow removal on adjacent sidewalks.

VII. **Additional Business**

- **HB 22-1137 Legislative Updates** - Bob reviewed the legislative updates and informed the members that the following policies will be updated to be current with Colorado Law: Collections, Conduct of Meetings, and Enforcement.

- VIII. Election of two (2) Members to the Executive Board** - Nominations were taken from the floor for the two available Board positions with 3-year terms each. Incumbents Mary Gervais and Loran Randles volunteered, as well as Jerome Simecek. As a contested election, the membership was asked for their preferred method of administering the secret ballots and it was unanimously agreed to conduct the election by email. A recess was taken from 6:50-7:10 for the ballot count and announced that Mary and Loran were reelected. The Board of Directors is Mary Gervais (2025), Loran Randles (2025), Peter Abplanalp (2024), Clinton Carroll (2024) and Mark McDonald (2023).

IX. **Whitehorse Village Owners Discussion**

- **2022 Financial Review** This was reviewed earlier in the meeting under Lakota Financial Review.
- **2023 Budget** This was reviewed earlier in the meeting under Lakota Financial Review.
- **Additional Business** – Additional discussion among the Whitehorse Village owners included pet waste concerns and reminders for pet owner responsibilities, community volunteer cleanup days, landscape maintenance priorities, and appreciation for the quality of snow removal services this year.

- X. Adjournment** at 7:40 p.m.