
RECORD OF PROCEEDINGS

Minutes of the Annual Meeting Sky Legend at Cotton Ranch Homeowners' Association

January 24, 2018

A Meeting of the Members of Sky Legend Homeowners' Association, Eagle County, Colorado, was held January 24, 2018 at 6:00 p.m., at the Gypsum Creek Grill, Gypsum, Eagle County, Colorado, in accordance with the bylaws of the Association and applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Lisa Bystrom
- George Sheram
- Harry Taylor
- Mark Lehman

The following Members were in attendance:

- Lindsey Antill
- Eric Bankert
- James & Marion Brieger
- Tim Cashin
- Lyn Anne Fitzpatrick
- Jonathan & April Holdredge
- Melinda Johnson
- Brian & Kelly Jones
- Lindsey Kraft
- Jolene Lehman
- Katie Paxson
- Phillip & Michelle Pfister
- Christopher & Kathleen Pittman
- Nancy Resnick
- Julie Shahan
- Nancy & Stephen Shane
- Stan & Helena Slodyczka
- Edith Taylor
- Michelle & Jon Lovins

The following Members were present by proxy:

- Karen Archey
- Michael Brown
- Tom Pohl
- Paul St. Ruth
- Rhonda Erickson
- Scott Russell, RGE Group

RECORD OF PROCEEDINGS

SKY LEGEND HOMEOWNERS' ASSOCIATION January 24, 2018 Annual Member Meeting Minutes

Also in attendance were:

- Wendy Miller, Covenant Enforcement Officer
- Eric Weaver, Marchetti & Weaver, LLC
- Cheri Curtis, Marchetti & Weaver, LLC

Call to Order

The Meeting of the Members of Sky Legend Homeowners' Association was called to order by Mr. Weaver at 6:00 p.m. It was noted a quorum of the members was present either in person or via proxy.

Member Education

Mr. Weaver briefly reviewed the responsibilities of the Sky Legend at Cotton Ranch Association. The Association is responsible for the maintenance of the private roads, street lights, common area, road plowing and landscaping. The Association also is responsible for the front yard maintenance of the Cottage and Traditional homes, which pay an additional quarterly fee for such service. All properties built in Sky Legend are automatically in the Association and are required to pay dues and abide by the rules and regulations. Mr. Weaver briefly reviewed that Sky Legend is subject to the rules of the Colorado Common Interest Ownership Act (CCIOA). Mr. Weaver also noted that more information about the Association is available at www.cottonranch.org/skylegendhoa

Minutes

Upon motion duly made and seconded it was unanimously

RESOLVED to approve the January 31, 2017 Annual Member meeting minutes, as presented.

Covenant Enforcement

Wendy Miller introduced herself to the members as the Community Liaison. Ms. Miller explained her position and presented the known covenant enforcement violations that are currently being addressed.

Election of Directors

The terms of Lisa Bystrom and Paul St. Ruth are up for election. Ms. Bystrom expressed interest in continuing to serve on the Board. Mr. St. Ruth is not running. There were a total of four candidates interested in running for the Board for the two

RECORD OF PROCEEDINGS

SKY LEGEND HOMEOWNERS' ASSOCIATION January 24, 2018 Annual Member Meeting Minutes

positions; Lisa Bystrom, Katie Paxson, Alan Pfister and Julie Shanahan. Ballots were distributed to the members and counted while the meeting continued.

Community Update

The snowplowing and landscaping contracts were approved by the Board with Gerber Landscaping providing the landscaping at the same cost in 2018. Morgan Mountain Maintenance will provide the snow plowing of the roads for 2017/2018 at an increased cost, which was still lower than the previously received bids.

Several property owners expressed dissatisfaction with Gerber Landscaping and the quality of work provided in prior years. Problems noted include mowing in only one direction, no edging, weed problems, trimming and flower colors. The Board agreed to address the problems presented with Shawn Gerber. It was noted Gerber Landscaping needs to fertilize and deep root feed the trees annually.

Members also stated the snowplowing in previous years was unsatisfactory and that contract also needs to be reviewed.

RGE Group has purchased the undeveloped property from the prior developer and is in the process of completing construction on the final three lots in Phase II on Legend Drive. No updates were available on plans for future development.

Financial Statements

Mr. Weaver presented the Association November 30, 2017 financials and approved 2018 budget. Cash balances have increased, accounts receivable has improved but remains high. Mr. Weaver reported the Association is considering hiring a firm for collections of outstanding balances. Mr. Weaver noted accounts with outstanding balances are accruing interest at 18% per annum. Currently the outstanding balances including interest are collected at closing or when the property is refinanced or sold.

Mr. Weaver reviewed the funds being held by the District for future projects and operations. The profit and loss statement was reviewed, noting expenses came in overall under budget.

RECORD OF PROCEEDINGS

SKY LEGEND HOMEOWNERS' ASSOCIATION January 24, 2018 Annual Member Meeting Minutes

Both the general and landscaping dues will remain at the same rate of \$95 and \$185 per quarter in 2018. Hearing no public comment, the 2018 budget will remain as presented.

Results of Elections

The ballots were counted and Lisa Bystrom was re-elected and Katie Paxson was elected. Both will serve three-year terms that will expire in 2021.

Homeowner Input

A homeowner questioned replacing the mulch with rock and the process for fence installations. All changes need to be submitted to the DRC for approval.

Adjournment

Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Sky Legend Homeowners' Association Members this 24th day of January 2018.

Respectfully submitted,

Cheri Curtis
Secretary for the meeting