
RECORD OF PROCEEDINGS

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

January 31, 2019

A Meeting of the Members of Sky Legend Homeowners' Association, Eagle County, Colorado, was held January 31, 2019 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
- Katie Paxson

The following Members were in attendance:

- Lindsey Antill
- Eric Bankert
- Christopher Bystrom
- Trina Ehrenberg
- Lyn Anne Fitzpatrick
- Melinda Johnson
- Brian & Kelly Jones
- Mr. & Mrs. Jon Lovins
- Gary Lundberg
- Christopher Meister
- Sean Paxson
- Gail & Steve Petersen
- Phillip & Michelle Pfister
- Kathleen Pittman
- Edith Taylor

The following Members were present by proxy:

- Rhonda Erickson

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Ken Marchetti, Marchetti & Weaver, LLC
- Shawn Gerber, Gerber Tree & Law
- Diane Kovalik, Marchetti & Weaver, LLC
- Cheri Curtis, Marchetti & Weaver, LLC

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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 not present but that the meeting would proceed without any official action of the members.

The Agenda was expanded to include a discussion on the water rights by Chris Meister and Ken Marchetti on behalf of the Metro District.

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, snowplowing and landscaping. The Association is also 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

The minutes of the January 24, 2018 Annual Meeting were distributed to the members. Since there was not a quorum, the minutes could not be approved.

Election of Directors

The terms of Mark Lehman and George Sheram are up for election. Mr. Lehman and Mr. Sheram both expressed interest in continuing to serve on the Board and gave a presentation on their interest to continue to serve on the Board. Alan Pfister also expressed interest in serving on the Board. Mr. Lehman agreed to withdraw his nomination. Mr. Sheram and Mr. Pfister will serve a three-year term on the Board until January 2022.

Community Update

Landscaping – Shawn Gerber gave a presentation on the landscaping of the common area and the front yards in the Traditional and Cottage homes.

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Members questioned landscaping issues. Mr. Gerber offered his phone number for members to contact him directly and stated he is often available to be on site usually on the same day.

If an owner enhances their front yards with different landscaping than what is provided by the Association, Gerber Tree & Lawn does not provide landscaping services unless requested.

Members requested landscaping at the roundabouts on Fox Hollow and the end of Legend Drive. Mr. Weaver stated this is common area that is the responsibility of CRHOA and will be brought up to that Board.

Members questioned the status of the rock staging area on Fox Hollow. The Board is hoping to complete the rock project in 2019. Member comments will be taken under advisement during the project.

Cotton Ranch Metro

District

The golf course is using larger heads and decided to remove the filtration system when the golf course irrigation system was replaced. This has caused the irrigation heads at individual homes within Sky Legend to fill with silt. The filtration system will be reinstalled by the District in 2019 before the irrigation season begins.

Mr. Meister explained the water rights for Sky Legend with the Wolford and Town of Gypsum leases. A new mag meter was installed in the upper pumphouse in 2018 and water usage at the upper pumphouse is now being recorded. The State has increased their reporting requirements, which will be an added responsibility for the District.

Mr. Meister presented the proposed 2019 water rates and water schedule for Sky Legend, noting that water usage has to be decreased in Sky Legend. If voluntary measures does not work to reduce water usage, additional water restrictions will not be necessary.

Mr. Marchetti further explained the water rights for Sky Legend. CRMD is responsible for setting the water rates. The District will hold a public hearing on the water rates increase before the irrigation season begins. Members will need to watch their watering times and amount of water being used. Beginning in 2019, irrigation meters will be read and billed on a monthly basis for Sky Legend, which will allow leaks to be found more timely.

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Financial Statements

Mr. Weaver presented the Association November 30, 2018 financials and the approved 2019 budget. The accounts receivable list has been reduced with members bringing accounts current after collection efforts by the Board. Only one account has not been brought current that was in the collections and the foreclosure process has begun.

Mr. Weaver reviewed the funds being held by the Association for future projects and operations. The expenses, revenues and fund balance were used to project the future capital expenses per the reserve plan. The assessments were increased to build the reserve funds to hopefully avoid special assessments in later years. With the positive fund balance, the rock project will be completed in 2019.

Gerber Tree and Lawn has not increased their costs in years. The Board is considering obtaining competitive bids and/or closer review of the contract to guarantee the Association is getting a good value for their members.

Members discussed the issues with the snowplowing of the sidewalks. Ice has built up on the sidewalks because the snow blower is leaving packed down snow. It was explained the Cotton Ranch Association is paying the contractor on an hourly basis and since this is the first year for this contractor, issues are being addressed as they arise.

Member questioned how a modular home was approved in Sky Legend. The DRC does not have control on how a house is built, only that the finished product is in compliance with the DRC guidelines.

The speeding in Cotton Ranch was discussed. Cotton Ranch needs better enforcement from the Town/County.

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.

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Adjournment With there being no further items for discussion, the meeting was adjourned.

Respectfully submitted,

Cheri Curtis
Secretary for the meeting

Subject to Approval