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# RECORD OF PROCEEDINGS

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## **Minutes of the Meeting Of the Board of Sky Legend at Cotton Ranch Association**

**March 30, 2016**

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held March 30, 2016 at 6:00 p.m., at Creekside Grill, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

### **Attendance**

The following Directors were present and acting:

- Lisa Bystrom
- Paul St. Ruth
- Harry Taylor

Also in attendance was:

- Mark Lehman, Homeowner
- George Sheram, Homeowner
- Matt Jones, Marchetti & Weaver, LLC
- Eric Weaver, Marchetti & Weaver, LLC
- Justin & Jennifer Kirkland, Gypsum Fire Protection

### **Call to Order**

The Board meeting of the Sky Legend at Cotton Ranch Association was called to order by Director Bystrom on March 30, 2016 at 6:00 pm noting that a quorum was present.

### **Public Input**

Nothing reported.

### **Gypsum Fire Protection District**

Ms. Kirkland from the Friends of Gypsum Fire Protection District who was seeking support for the mill levy increase on the May 3<sup>rd</sup>, 2016 district election ballot joined the meeting. Mr. Kirkland gave an overview of the Gypsum Fire Protection District (GFPD) explaining that the GFPD was operating on a shoestring budget that could not be sustained, outlined the GFPD boundaries for service, that only 4 firefighters were on the payroll, and the volunteer crew was dwindling. Ms. Kirkland went on to detail that GFPD was asking for a 3.6 mills increase which would result in approximately a \$7 increase per month on a home valued at \$300,000. The total mil levy would be just over 10 mils and would remain the lowest in the area. Mr. Kirkland stated that the mil levy

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increase would be used to replace outdated equipment, and to add much needed personnel. They requested that the Sky Legend Homeowners Association Board adopt a resolution of Support for the mil levy increase and distribute the resolution to their homeowners.

The Board directed an email blast of the Resolution to be sent to all Sky Legend Home owners with an email address on record. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to adopt the Gypsum Fire Resolution of Support.

### **Board Member Vacancies**

The Board currently has 2 vacancies on the board to fill due to the lack of a quorum at the annual meeting. George Sheram and Mark Lehman expressed interest in feeling these two open seats at the Annual Meeting.

Upon review and by motion duly made and seconded it was unanimously

**RESOLVED** to appoint Mark Lehman and George Sheram to the Board to complete the 3 year terms.

### **Election of Officers**

By motion duly made and seconded it was unanimously

**RESOLVED** to elect Director Lisa Bystrom as President, George Sheram as Vice President, Director Harry Taylor as Treasurer, Director Paul St. Ruth as Secretary and Director Mark Lehman as an Assistant Secretary/Assistant Treasurer.

### **November 17, 2015 Minutes**

The Board reviewed the minutes of the November 17, 2015 board meeting. Upon motion duly made and seconded, it was unanimously

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**RESOLVED** to approve the minutes of the November 17, 2015 board meeting as presented.

### **2016 Meeting Calendar**

The Board reviewed the meeting calendar provided in the board packet. The next board meeting is scheduled for June 21st then the last meeting of the year is tentatively scheduled for September 20, 2016.

Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the 2016 board meeting calendar as it was presented

Mr. Jones will email the board a few weeks before the June meeting date to confirm a quorum.

### **2016 Landscaping Contract**

Mr. Jones reported that Gerber Landscaping will begin spring clean-up during May when his contract begins. The red rock replacement will be completed and installed early in the spring for the remaining homes that were not completed in the prior year. Mr. Jones mentioned if you see any landscaping issues at the beginning of the spring please let him know so that he can forward the comments for Shawn to take care of.

Director Lehman reported that there had been someone out clipping shrubs in February. The Board discussed as there was no landscaping contract at that time. Mr. Jones will follow up and confirm with the landscape contractor.

### **Developer Update**

Mr. Jones reported that RGE Group has purchased all of Pauls Corp lots in Filing 3. They are currently in preliminary review with the Town and plan on installing infrastructure in the fall of 2016.

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### Financial Update

Mr. Weaver reviewed the February 29, 2016 financial statements and balance sheet. It was reported that the red rock project will take down all the landscaping reserves but the Board felt this project was necessary and would like to have it completed in 2016. The board had no additional questions. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the February 29, 2016 financial statements as presented.

### Accounts Receivable

The Board reviewed the accounts receivable listing provided in the board packet. A few large balances were discussed. The Board requested that management pursue a guaranteed payment plan for the owners of 61 Sky Mountain and proceed with foreclosure action if a plan is not established.

### Accounts Payable

The Board reviewed the A/P list provided in the board packet. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve and ratify the A/P list as presented.

### Adjournment

There being no further business to come before the Board at this time, upon motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the meeting of the Sky Legend at Cotton Ranch Association Board of Directors this 30th day of March 2016.

Respectfully submitted,



Matt Jones  
Secretary for the meeting