
RECORD OF PROCEEDINGS

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

October 11, 2017

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held October 11, 2017 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
- Mark Lehman
- Paul St. Ruth

The following Directors were absent and excused:

- Harry Taylor
- George Sheram

Also in attendance were:

- Cheri Curtis, Marchetti & Weaver, LLC

Call to Order

The Board meeting of the Sky Legend at Cotton Ranch Association was called to order by Director Bystrom on October 11, 2017 at 6:10 p.m. noting that a quorum was present.

Public Input There was no public input.

2017 Meeting

Calendar The Board requested the meeting calendar be presented at every meeting.

April 13, 2017

Minutes The Board reviewed the minutes of the April 13, 2017 Board meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the April 13, 2017 Board meeting as presented.

Annual Meeting

The 2018 Annual meeting will be held on Wednesday, January 24, 2018, contingent on the availability of the Creekside Grill.

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Development

Update There was no developer update. It was noted the three homes on Legends Drive are currently under construction.

Snowplowing

Contract Morgan Mountain Snow Removal provided a contract for the 2017-2018 season that was distributed to the Board. The cost per plow was increased from \$280 to \$305 per plow. The minimum number of plows was increased from ten to twelve plows. The Board directed Ms. Curtis to contact another recommended contractor to inquire whether they would be interested in providing a bid for the 2017-2018 snowplowing season. If Ms. Curtis is unable to find another contractor to provide the service at a lower price the Board agreed to continue with Morgan Mountain for the 2017/2018 winter season.

2018 Landscaping

Contract The Board noted issues with sprinkler heads not being repaired timely and the filters need to be cleaned more regularly. It was noted that the weed control was better in 2017 though. By motion duly made and seconded it was unanimously

RESOLVED to approve the contract with Gerber Tree and Lawn for the 2018 landscaping at the same contract amount as 2017.

Sky Legend

Entrance The boring under Cotton Ranch Road was completed. Plans for the entrance to Sky Legend have been presented to the Cotton Ranch HOA Board and costs for the project are being prepared.

Financial

Update Ms. Curtis reviewed the August 31, 2017 financial statements. If the outstanding accounts are not collected, the Association could be forced to increase dues. The Board talked about improving collection efforts to avoid increasing assessments for paying property owners. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the August 31, 2017 financial statements as presented.

2018 Budget The Board reviewed the 2018 budget. By motion duly made and seconded it was unanimously

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RESOLVED to approve the 2018 budget, leaving dues at the same levels as 2017.

**Accounts
Receivable**

The Board reviewed the accounts receivable listing provided in the board packet. The Board would like letters sent from the Association's attorney to attempt to collect outstanding accounts before other collection measures including foreclosure and personal judgements are considered.

**Accounts
Payable**

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

RESOLVED to approve and ratify the accounts payable 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 11th day of October, 2017.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting