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# RECORD OF PROCEEDINGS

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

**January 27, 2015**

The annual meeting of the members of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held January 27, 2015 at 6:00 p.m., at the Creekside Grill, 530 Cotton Ranch Drive, 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
- George Sheram
- Paul St Ruth
- Harry Taylor

The following Directors were absent and excused:

- Ron Ownby

The following Members were in attendance:

- Chris Meister
- Jeremy Hughes
- Tim O'Brien
- Mary Paxson
- Roseanne Cassidy
- Billie Askins
- Rhonda Erickson
- Thomas Bashford
- Harry Taylor
- Anna Policastri
- Jolene Lehman
- Joan Berger
- Tim Cashin
- James Brieger
- Tom Pohl
- Amy Marsh
- Paul Dunkelman & Tracy Leclair
- Eric & Melinda Johnson
- Janaine Frew
- Michelle Lovins

The following Members were present by proxy:

- Pauls Corp

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Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Matt Jones, Marchetti & Weaver, LLC, Secretary for the Meeting

### **Call to Order**

The member meeting of the Sky Legend at Cotton Ranch Association was called to order. It was noted a quorum of owners was present at the meeting.

### **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).

### **Minutes**

Upon motion duly made and seconded, it was unanimous

**RESOLVED** to approve the minutes of the 2012, 2013 and 2014 annual member meetings as presented.

### **Board Member Election**

Mr. Weaver reported that the board seats currently held by Lisa Bystrom and Paul St. Ruth are up for election.

Mr. Weaver took nominations from the floor. Lisa and Paul nominated themselves. No more nominations were received. Mr. Weaver stated that there was no reason to hold the election via secret ballot since there were two seats and two nominees. Upon a motion duly made and seconded, it was unanimously

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**RESOLVED** to elect Lisa Bystrom and Paul St. Ruth by acclamation for 3 year terms.

### **Financial Report**

Mr. Weaver presented the October 31, 2014 financials and 2015 approved budget that were included in the meeting materials. The general dues and landscaping dues will not increase in 2015. Mr. Weaver briefly explained that if the accounts receivable balance is not reduced there will need to be a large increase in dues in the near future to help out with the Associations cash flow. Mr. Weaver briefly reviewed the balance sheet, outstanding account receivables and budgeted revenues and expenses.

Mr. Weaver reported that the front yard landscaper, Gerber Tree and Lawn, have been retained again for 2015 based on the good quality of work and their willingness to hold their rates and include common area elements into the contract at no extra charge.

### **Developer Update**

It was reported that the Pauls Corp (the Developer) is working with the Town of Gypsum on the approval of the platting and design for the next phase of construction in Filing 3. The Developer is looking to build out approximately 40 additional units at the end of north end of Legend drive.

The Town approval meeting will be held during March 2015 and once the project has been approved the infrastructure should begin within 60 – 90 days.

Mr. Jones reported that before the Town approval meeting, Pauls Corp has offered to host a community open house to go over the project and any questions homeowners might have.

### **Design Review Committee Update**

It was reported that 4 homes are currently in the design review process, 2 are currently under construction and 2 have not been started. All of the developer homes have been completed and sold.

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### Community Update

A brief report regarding recent activity:

- The Entrance monument has been completed and the Association has xeriscaped the island. The Board may look to add water to the island in the future and add shrubs but this all will depend on funding.
- Again this year Gerber Tree and Lawn Care has taken over the responsibility of all the front yards that have landscaping and all the common areas in Sky Legend.
- During 2015 the Association is planning on beginning to replace the front yard and common area bark mulch with red rock due to annual cost of replacement of the mulch. The Association is planning on finishing the project in phases over the next few years.
- The Design Review Committee for all of Cotton Ranch that oversees Sky Legend as well is looking for a new alternate member on the Board.

### Public Input

Several homeowners reported dead trees in the maintained front yards. Mr. Jones reported he will have them pulled out as soon as the landscaping contract starts in the spring.

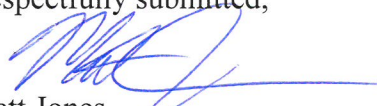
Dog station maintenance and new stations were discussed for the proposed new homes.

Snowplowing and snow storage was discussed.

### Adjournment

There being no further business to come before the Membership at this time the meeting was adjourned.

Respectfully submitted,



Matt Jones  
Secretary for the meeting