
RECORD OF PROCEEDINGS

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

December 12, 2018

A Meeting of the Board of Directors of Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held December 12, 2018 at 6:30 p.m., at the Gypsum Recreation Center, 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:

- George Sheram
- Harry Taylor
- Katie Paxson
- Mark Lehman

The following Director was absent and excused:

- Lisa Bystrom

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Cheri Curtis, Secretary to the Meeting
- Shawn Gerber, Gerber Tree & Law

Call to Order

The Meeting of the Board of Directors of Sky Legend at Cotton Ranch Association was called to order by Eric Weaver at 6:30 p.m. noting a quorum was present.

Public Input There was no public in attendance.

Changes to Agenda

There were no changes to the agenda.

Minutes The Board reviewed the September 5, 2018 meeting minutes. By motion duly made and seconded it was unanimously

RESOLVED to approve the September 5, 2018 meeting minutes, as presented.

2019 Annual Meeting

The Board discussed the date options for the January 2019 Annual Meeting. The meeting is tentatively scheduled for January 24, 2019. The Board discussed moving the regular Board meetings to Thursday nights in 2019. The Board further agreed to hold the Annual meeting on Thursday, January 31, 2019.

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Landscaping Update

The irrigation issues increased in 2018 with silt clogging the individual sprinkler heads. Gerber Tree and Lawn spent more time cleaning heads than in past years and the heads were changed out to help with clogging. When the Town of Gypsum replaced the irrigation system for the golf course a few years ago, the filter at the take-out location in the pond was removed. The Cotton Ranch Metropolitan District has budgeted to install a new infiltration system in 2019. The Board discussed back flushing lines regularly. Mr. Gerber felt the best solution is to reinstall the filter in the line in the pond. The mainline issues have decreased this year, with the District reducing the pressure at the pump house.

After the infiltration system is installed, the Board will review what other improvements need to be made to the irrigation system.

The Board discussed the 2018 drought and the water rights for Sky Legend, which are different from the water rights on the Valley floor.

Snowplow Contract

The Board agreed to use the same contractor, Morgan Mountain Maintenance (MMM) for the same contract price as 2017/2018. MMM is working with another contractor to supply cinders. The Board reported problems with stopping, so it was agreed cinders are necessary. The problems at the entrance into Sky Legend are the Town of Gypsum's responsibility.

It was noted MMM is piling snow on sidewalks. The Board requested the snow be piled in the medians or other locations whenever possible.

Marchetti & Weaver will clarify whether the cost for cinders is per time or for the season and contact the Town of Gypsum to notify them of the issues in Sky Legend.

Collections

There were two properties moving into foreclosure. One property owner brought their account current. The Association is proceeding with foreclosure on the other property. One property owner's balance has reached over \$1,000 and will be turned over to Orten Cavanagh to begin the collection process.

Meeting Notices

Mr. Weaver questioned whether the Board wants notice of the Regular Board meetings emailed to Sky Legend owners. The Board agreed to only notify owners of the Annual meetings and the Board members will work with owners as situations arise. The Board agreed to meet the third Thursday in February, May, August and December.

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Financial Statements

Mr. Weaver presented the November 30, 2018 financials. The common area sprinklers are the responsibility of CRHOA and Gerber costs for common area maintenance have been billed to CRHOA. Cash balance increased in 2018 and accounts receivables are reduced. Income and expenses are showing a favorable variance to the budget.

The Board discussed leaving the assessments consistent for 2019, or increasing the dues to increase reserves. Director Sheram stated the Board should communicate to the owners the accomplishments of the Board and the reason they feel a need to raise dues now to hopefully avoid special assessments in later years. The Board agreed to raise the HOA assessments by \$15 and landscaping assessments by \$5 per quarter to be able to meet expected future capital replacements.

The Board discussed raising landscaping fees or reducing services. Gerber Tree and Lawn needs to provide a proposal for what it would cost to provide the services agreed to in the contract. Discussion followed on what should be in contract, and what should be removed to true up the contract. The Board will work with Mr. Gerber to determine what should be in the landscaping contract and then request a proposal for the services provided. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2019 budget with the increases in both regular assessments to \$110 and landscaping assessments to \$190 per quarter.

Accounts Receivable

The accounts receivable list was reviewed during collection discussion.

Accounts Payable

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

RESOLVED to approve the accounts payable list as presented.

Adjournment 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 12th day of December, 2018.

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Respectfully submitted,

Cheri Curtis
Secretary for the meeting