
RECORD OF PROCEEDINGS

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

April 9, 2012

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held April 9 2012 at 6:00 p.m., at 93 Wildhorse, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Ron Ownby
- Lisa Bystrom
- Chris Sauro

The following Director was absent and excused

- George Sheram
- Brad Pauls

Also in attendance was:

- Eric Weaver, Robertson & Marchetti, PC,
- Susie Helmerich, General Manager, Gypsum Creek Golf Course

Call to Order

The Board meeting of the Sky Legend at Cotton Ranch Association was called to order by Director Ownby on April 9, 2012 at 6:00 pm noting that a quorum was present.

Public Input

It was reported that the Cotton Ranch Metropolitan District is planning on having the irrigation water mains up and running around April 15th. After the mains are up and running, Gerber Tree and Lawn will work on getting up each individual zone throughout Sky Legend. The 2012 backyard irrigation schedule for Sky Legend has been emailed out to all owners that we have email addressed for. Any homeowners with irrigation issues have been given Shawn Gerbers contact information to contact directly.

Susie Helmerich reported that she has received telephone calls in regards to broken windows from stray golf balls. These issues should be handled between the Golfer and Owner of the home. The golf course staff will assist in trying to locate the golfer at fault, but the course is not responsible.

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Susie reported that there have been issues with dogs on the golf course. Dogs are only allowed on the course after golf hours and each owner is responsible for cleaning up after their pet.

Susie reported that there have been several complaints from homeowners on Legend drive in regards to the porta potties placement that were installed this spring. The Golf course is going to fence in the porta potties for 2012 but have added a restroom facility in the future capital budget as a more permanent fix.

Susie reported that the Golf course is starting to ramp up for the 2012 season. Golf operations have started dredging the ponds and will be painting the Clubhouse. The Restaurant will be open during golf hours but will have a limited menu and will be primarily a golf service and will not have formal dinner operations.

The Board thanked Ms. Helmerich for her attendance and assistance. Ms. Helmerich left the meeting.

Election of Officers

After discussion and upon motion duly made and seconded it was unanimously

RESOLVED to elect Lisa Bystrom as President, Chris Sauro as VP/Secretary, Ron Ownby as VP/Treasurer and Brad Pauls and George Sheram as VP/Assistant Secretary/Assistant Treasurers.

September 20, 2011 Minutes

The Board reviewed the minutes of the September 20, 2011 board meeting.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the September 20, 2011 board meeting as presented.

2012 Meeting Calendar

The Board reviewed the meeting calendar provided in the board packet. The next board meeting is scheduled for June 13th. The

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Board reviewed the September 12th meeting date and asked that this meeting be moved up to August 29th.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve moving the September 12th meeting to August 29th.

Home Sales

Mr. Weaver briefly reported that the Developer has built 3 new homes, two of which have sold and the Developer is in the process of building 3 additional homes.

Entry Monument

Director Bystrom reviewed the status of the entry monument and reviewed several different logos for the monument. The Board reviewed the estimated cost and timeline for the install. The Board agreed on the logo template for the monument and requested Director Bystrom continue with the monument install. Director Bystrom reported that she is estimating around \$1,000 to sand blast the stone and install the monument.

Road Repairs

Mr. Weaver reported that a contractor drove around Sky Legend to review any road maintenance that might be needed during the summer of 2012. The Contractor reported back that the roads are in good condition and that no crack sealing was necessary at this time. The Association will continue to accumulate funds in the reserve fund to budget for crack sealing and overlays in the future.

2012 Landscaping Contract

The Board briefly reviewed the 2012 front yard landscaping.

Upon motion duly made and seconded, it was unanimously

RESOLVED to ratify the Gerber Tree and Lawn Contract for 2012.

The Board briefly reviewed tree and shrub replacement. Currently there are several dead plants and trees throughout the landscaped front yards. Gerber Tree and Lawn is removing all dead plants and trees but replacement is not in the current contract. The Board

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would like to address the issue of replacement and get an estimate. Mr. Weaver noted that there is no funding for these costs and either a special assessment would be required or owners would have to pay to have the landscaping replaced on their properties.

It was reported that there are several trees throughout Sky legend that still have support stakes holding them up. Director Sauro will talk with Gerber Tree and Lawn and request that the stakes that are no longer needed be removed.

2011/ 2012 Snowplowing Contract

The Board briefly reviewed the snowplowing contract for the 2011/2012 winter season.

Upon motion duly made and seconded it was unanimously

RESOLVED to ratify the snowplow contract with M&J for the 2011/2012 winter.

Financial Update

Mr. Weaver reviewed the February 29, 2012 financial statements. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the February 29, 2012 financial statements as presented.

Accounts Receivable

The Board reviewed the accounts receivable listing provided in the board packet. There are still a number of accounts significantly past due and liens have been placed on these properties. Mr. Weaver reported that the Cotton Ranch HOA recently sent a number of delinquent accounts to collections. The Board asked that Mr. Weaver report back on how successful the collection efforts are so that the Board can consider this for the Sky Legend Association. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the A/R list as presented.

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**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 9th day
of April 2012.

Respectfully submitted,



Eric Weaver
Secretary for the meeting