
RECORD OF PROCEEDINGS

Minutes of the Annual Meeting Of the Board of Directors of Sky Legend Homeowners' Association

May 3, 2023

The Annual Meeting of the Board of Directors of Sky Legend Homeowners' Association, Eagle County, Colorado, was held May 3, 2023 at 6:15 p.m., at the Gypsum Creek Grill, Gypsum, 530 Cotton Ranch Road, 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, President 2025
- Alan Pfister, Treasurer 2024
- James McDonough, Secretary 2023
- Ben Dodd 2025
- Eric Johnson 2023

Also in attendance:

- See Attached

Call to Order

The annual meeting of the Board of Directors of Sky Legend Homeowners' Association was called to order by Director George Sheram at 6:15 pm, noting a quorum was NOT present.

Cotton Ranch Metro District

An update was given by Lisa Kheloco on the new water rates that were approved at the Nov 15, 2022 meeting of the Metro Board, these rates are posted on the website.

Design Review Committee

An update was given by Lisa Kheloco that there are three (3) houses under construction and two (2) going through the approval process.

Social Functions

An update was given by Lisa Kheloco on the three annual social functions. Additional information is available on the website.

Election of the Board

It was noted that there were two (2) board seats up for election, James McDonough and Eric Johnson terms were up. James McDonough re-ran, Eric Johnson did not. Steven Frew, who was in attendance at the

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meeting, nominated himself. No others nominated. James McDonough and Steven Frew were unanimously elected to fill the open seats.

Financial 2022 Year End financials were reviewed

Accounts Receivable/Collections were reviewed. It was noted that there were 3 accounts that made up AR and that our normal collections process is followed anytime we have delinquent accounts.

Public Input Discrepancy on Metro rate notices. Lisa will confirm with Metro which rate is the correct one and will update the information on the website.

121 Talus - dug up land last year and never started building. Site is a mess. BOD noted this issue is being addressed.

Many owners expressed concerns about landscaping, noting that it had gone downhill since the policy changed in December 2020. Would like to get it back to previous levels. Owners were encouraged to send in photos of any areas that are of concern. Owners expressed the desire for the HOA to take that back over and maintain trees, shrubs, etc. Agreed that landscaping needs some improvement, but everyone loves Gerber.

Owners had questions about how the HOA maintains compliance. Lisa Kheloco noted we have a compliance officer, Dwight, who addresses all compliance issues. Owners were told if they see something out of compliance to notify HOA so it can be addressed. Owners were also informed that the DRC does not have the authority to make people paint their homes, we can only control the colors that people paint their homes going forward.

Owners wondered if money can be moved from reserves to improve landscaping. The HOA will look into this.

Owners and BOD agreed that they would like to have Shawn Gerber survey the entire property.

Lisa Kheloco will create a Google form to collect complaints and violations.

An overview of the CRHOA expiration in 2025 was given.

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George Sheram gave an update about the development at the end of S Legend. The plan was to put 140 homes in there, however, the developer who purchased the three properties has agreed to consider it as a conservation easement. No properties will be built there.

Next Board Meeting TBD

Adjournment Upon motion duly made and seconded, it was unanimously **RESOLVED** to adjourn the meeting of the Sky Legend Homeowners' Association Board of Directors this 3rd^d day of May at 8:00pm.