
RECORD OF PROCEEDINGS

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

April 2, 2025

The Annual Meeting of the Board of Directors of Sky Legend Homeowners' Association, Eagle County, Colorado, was held April 2, 2025 at 6:00 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:

- James McDonough, President 2026
- Alan Pfister, Treasurer 2024
- Ben Dodd, Secretary 2025
- Steven Frew, 2026

The following Directors were absent and excused:

- Chris Pittman, 2025

Also in attendance:

- Lisa Kheloco
- Owen Lococo
- Shannon Moody
- Mark Lehman
- See Attached for additional attendees

Call to Order

The annual meeting of the Board of Directors of Sky Legend Homeowners' Association was called to order by Director James McDonough at 6:08 pm, noting a quorum was NOT present.

Design Review Committee

An update was given by Lisa Kheloco and Owen Lococo that there are two (2) houses under construction in Sky Legend. No new builds have been submitted for Sky Legend. There are several new builds in Cotton Ranch starting soon all right in a row on Black Bear.

Cotton Ranch Metro District

An update was given by Lisa Kheloco:

- New upper pump house control equipment and pumps were installed in October 2024
- Water is expected to be turned on around May 1st, weather pending
- A notice will be sent out when the water is available

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Compliance Liaison

An update was given by Lisa Kheloco that things are running smoothly. Dwight is the compliance officer and visits twice per week to maintain the dog stations and look for compliance issues. No fines were issued in 2024.

Operations

An update was given by James McDonough regarding landscape improvements in the community. The HOA completed landscaping improvements for all parkways that are common property in 2024. Any parkways not landscaped are on private property.

The board ran a landscaping survey in March to gather information from the community. The board asked if owners were interested in the HOA spending money to landscape parkways on private property. The results were split 50/50. James made the recommendation that the HOA not spend any money on landscaping privately owned parkways. The board agreed. The board also asked owners who pay the Landscaping Fees if they were interested in the HOA giving that responsibility back to the homeowners. The results were split 50/50. James recommended that the board keep the landscaping policy as is at this time. The board agreed.

The landscaping services provided by the HOA to the 61 homeowners who pay the Landscaping Fees was discussed. Many people expressed that the service was not up to par. The board stated that they sought out bids in 2024 and were unable to get any companies to bid besides Gerber. Gerber is contracted to be the landscaper for 2025. The HOA can look for additional bids for 2026.

An update was given on the parks project by Ben Dodd. Chris Meister of the Metro District volunteered to spearhead this project. The land is located at the end of Legend Dr and was turned into a conservation easement with a small plot set aside for a park. Property has been surveyed and is ready for future development. The Metro District has funds that must be spent on a park.

Financial

2024 Year End financials were reviewed

2025 Board Approved Budget was accepted.

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2025 HOA dues will be \$150 per quarter and Landscaping Fees will be \$210 per quarter.

Election of the Board

It was noted that there were two (2) board seats up for election, Chris Pitman and Ben Dodd's terms were up. Neither board member elected to re-run. Two individuals volunteered to be board members: Matthew Mitzelfelt and Craig Brown. Since there were two nominees and two open seats, no vote occurred. All attendees unanimously agreed to appoint them to the open seats.

Reserve Study

James McDonough brought up the Reserve Study that was completed in 2013. Does not feel it serves the HOA well. The study states all roads will need to be replaced in 2029 and that does not seem to be true. James requested Owen Lococo seek out quotes for a new reserve study.

Public Input

There was crack sealing completed last year but more needs to be done (George Sheram)

If JNB is going to be repairing and maintaining the sprinkler system, can we please get his direct contact number? (Trina Richey?)

At our 1/29/25 Board meeting we spoke about having a sprinkler "Maintenance Day", where the sprinkler water is on all day so heads can be adjusted properly. Can we be sure to schedule that? (Matt Mitzelfelt)

In considering the park don't forget to remember there is maintenance and insurance. (Harry Taylor and Karen Parolin)

Discussion of the TOG's Development of the Clubhouse, Pool and Pavilion venue. (Many)

Next Board Meeting June 25, 2025 at 6pm via Zoom

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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 4th day of April, 2024 at 7:20pm.

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