
RECORD OF PROCEEDINGS

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

February 28, 2018

A Meeting of the Board of Directors of Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held February 28, 2018 at 6:30 p.m., at the Gypsum Creek Grill, 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

Call to Order

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

Public Input There was no public.

Changes to Agenda

There were no changes.

Minutes By motion duly made and seconded it was unanimously

RESOLVED to approve the October 11, 2017 meeting minutes, as presented.

Front Yard

Landscaping Mr. Weaver noted that the primary purpose of the meeting is for the Board to review the current landscaping contract to address concerns raised by the community at the Annual Member meeting. Mr. Weaver presented the landscaping bids from 2014 for reference purposes only, noting both the scope of services called for in the contract and the bids received from several contractors in 2014. With Sky Legend hiring their own landscaping contractor to maintain the

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Sky Legend landscaping including the common areas, Cotton Ranch HOA is contributing \$4,000 for the Sky Legend landscaping.

Director Paxson is concerned with Shawn Gerber not raising his contract price and therefore not hiring sufficient help to fulfill the contract. Director Lehman has not been content with the services provided by Gerber Landscaping for several years. Director Taylor stated he has not had any problems with Gerber Landscaping.

Director Paxson stated her sprinklers were marked in the spring for repair. The markers stayed up all year with no repairs completed. Director Lehman stated no one is trimming or operating a blower.

The Board awarded the 2018 landscaping contract to Gerber Landscaping at the October 11, 2017 meeting. It was agreed to schedule a meeting with Gerber in early March to discuss the Board's dissatisfaction. The items to be addressed include:

- Mowing
- Weeding
- Sprinkler Repairs
- Trimming

The Board tentatively agreed to meet with Shawn Gerber on March 13, 21 or 22.

Snowplow Contract

At the October 11, 2017 meeting, the Board agreed to obtain additional snowplowing proposals before awarding the contract to Morgan Mountain Maintenance (MMM). Additional contractors did not submit bids, so the contract was awarded to Morgan Mountain Maintenance. Mr. Weaver contacted MMM to obtain a proposal for cinders at certain intersections. MMM does not provide cinders but knows a contractor who does.

Mr. Weaver noted the Association will probably need to solicit bids for the 2018/2019 snowplowing season.

Cotton Ranch

Landscaping The proposed Cotton Ranch Drive landscaping was briefly discussed. The original plan was to landscape the median with minimal planting. The presented plans include roadside landscaping and several trees. The Board agreed it is not willing to install lots of landscaping that requires maintenance and watering.

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Proposal for Collection Services

During the 2018 budget process, it was noted a potential need to raise dues to cover increasing accounts receivable balances. The Orten Cavanaugh Holmes, LLC (OCH) proposal to provide collections of outstanding balances was included in the packet. Cotton Ranch HOA has hired OCH for collections of their outstanding assessments. There are several outstanding Sky Legend accounts that are also outstanding with the Cotton Ranch HOA.

The Board has the option with OCH to either enter into an agreement for shared risk or fixed fee for collections. The Board agreed to start collections on anyone owing over \$1,000. By motion duly made and seconded it was unanimously

RESOLVED to approve the engagement with OCH for collections of any accounts owing over \$1,000 with no monthly retainer and the fixed fee agreement for collections.

Financial Statements

Mr. Weaver presented the December 31, 2017 financials. The balance sheet show increase in cash balances and reserved funds. Both revenues and expenses show a positive variance to budget.

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 28th day of February, 2018.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting