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# RECORD OF PROCEEDINGS

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

September 5, 2018

A Meeting of the Board of Directors of Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held September 5, 2018 at 6:00 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
- Mark Lehman
- Lisa Bystrom

The following Director was absent and excused:

- Katie Paxson

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 Eric Weaver at 6:11 p.m. noting a quorum was present.

**Public Input** There was no public.

**Minutes** By motion duly made and seconded it was unanimously

**RESOLVED** to approve the February 28, 2018 meeting minutes, as presented; and

**FURTHER RESOLVED** to approve the April 3, 2018 meeting minutes, as presented.

### **Marchetti & Weaver Engagement**

#### **Letter**

Mr. Weaver informed the Board there is new legislation that requires property managers to become licensed and carry additional insurance. A new management agreement with Marchetti & Weaver is required. By motion duly made and seconded it was unanimously

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**RESOLVED** to approve the management agreement with Marchetti & Weaver, LLC, as presented.

### 2018

**Landscaping** Director Bystrom reported residents are mainly happy with the landscaping. Director Lehman reported Mr. Gerber has not improved. Irrigation was excessive this season and has only recently been reduced, due to water restrictions. Director Lehman is working with Mr. Gerber to show him problem areas.

The Board discussed sending a letter to Mr. Gerber asking him to correct the irrigation problems. The problems with the existing irrigation system were discussed including pressure issues. The Board would like an itemized list of future irrigation improvement needed with recommendations from Mr. Gerber to review. After review, the Board will approve or disapprove any improvements. A landscaping irrigation RFP may be distributed for the 2019 season and if so Gerber Landscaping will be included on the list of recipients.

Director Lehman reported there was no deep root feeding this year. The Board would like Chris Meister to review the invoices for repairs to the Sky Legend irrigation system.

### **Snowplow Update**

Morgan Mountain Maintenance (MMM) is willing to provide snowplowing for the 2018/2019 season. MMM is looking at the possibility of getting equipment for putting down cinders. The proposal from MMM is pending but the Board directed that the contract be renewed.

### **Water Restrictions**

The Board discussed the current water restrictions and noted wasted water by the Golf Course. This information will be conveyed to Chris Meister.

### **Combining Lots**

The Board discussed the issues regarding combining lots. Approving a request would set a precedence that could create issues with the Cottage lots. The Board is concerned with losing revenue. The Board will need to obtain legal opinion to determine if the Association can require assessments on both lots if they are combined.

### **Collections**

Mr. Weaver reviewed the collection process showing that of the six lots that were started into the collections process, four have been paid, leaving two properties ready for further collection measures. Both property owners also owe CRHOA so the collections could be brought simultaneously and the legal counsel in charge of

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collections is recommending foreclosure of both properties given the specifics of the accounts. By motion duly made and seconded it was unanimously

**RESOLVED** to approve proceeding on the foreclosure process on both the 26 Bentwood and 35 Open Sky accounts.

### **Financial Statements**

Mr. Weaver presented the July 31, 2018 financials. Irrigation expenses are taken out of reserve funds which is depleted the remaining funds in the landscaping reserve. If future irrigation projects are approved, the Board will need to discuss funding options.

### **Accounts Receivable**

The accounts receivable list was reviewed during collection discussion.

### **Accounts Payable**

The Board reviewed the accounts payable list. The Board is concerned with the irrigation repair costs. Mr. Gerber will be asked to look at the invoices and report on the costs. Mr. Meister will be asked to review the invoice to provide his opinion. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the accounts payable list as presented subject to approval of the Gerber Tree and Lawn care irrigation invoice.

**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 5th day of September, 2018.

Respectfully submitted,



Cheri Curtis  
Secretary for the meeting