
RECORD OF PROCEEDINGS

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

December 15, 2016

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held December 15, 2016 at 6:00 p.m., at Creekside Grill, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Lisa Bystrom
- Harry Taylor
- Mark Lehman
- George Sheram
- Paul St. Ruth

Also in attendance was:

- Matt Jones, Marchetti & Weaver, LLC

Call to Order

The Board meeting of the Sky Legend at Cotton Ranch Association was called to order by Director Bystrom on December 15, 2016 at 6:00 pm noting that a quorum was present.

Public Input

Nothing reported.

June 28, 2016 Minutes

The Board reviewed the minutes of the June 28, 2016 board meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the June 28, 2016 board meeting as presented.

2017 Meeting Calendar

The Board reviewed the proposed 2017 meeting calendar provided in the board packet. The annual meeting is scheduled for January 24, 2017 and the next board meeting is tentatively scheduled for April 5, 2017. At the April 5th meeting the board will look to approve the 2017 proposed meeting calendar.

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Mr. Jones will email the board a few weeks before the next meeting date to confirm a quorum.

Developer Update

Mr. Jones reported that he had no further information from the RGE Group who has purchased all of Pauls Corp lots in Filing 3 and are re-platting an area at the end of North Legend in Filing 2 to create 3 new buildable lots. Currently the first three lots are platted and ready to build.

2016 Landscaping Contract

Mr. Jones reported that he had spoken with Shawn Gerber and confirmed that he will hold the price the same for the 2017 landscaping season. The contract was not included in the pack but will be provided at the first meeting of 2017 for approval.

Mr. Jones confirmed that the red rock replacement in the landscaped front yards was completed in 2016. The Association will review the common areas at the beginning of the spring and confirm that no new red rock is needed in these areas.

Director Lehman had some issues in regards to irrigation and the maintenance in his flower beds. It was also mentioned that the edging and weeding could be improved this season. Mr. Jones reported he will forward over the issues discussed to Shawn as a notice.

Snowplowing Contract

Mr. Jones reported that the snow plow contract began on November 15th. The Board tentatively approved the same contractor at the same price as last winter in the spring but Mr. Jones asked that the Board formally approve the contract. Upon motion duly made and seconded, it was unanimously

RESOLVED to ratify the private road snowplow contract as presented.

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Financial Update

Mr. Jones reviewed the November 30, 2016 financial statements and balance sheet. Mr. Jones reviewed the balance sheet and reviewed the changes to the 2016 forecast. Mr. Jones reviewed the 2017 budget and reported that the dues will remain the same as 2016. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the November 30, 2016 financial statements as presented.

FURTHER RESOLVED to approve the 2017 budget and set the 2017 dues to \$95.00 per quarter for general assessments and an additional \$185.00 per quarter for landscaping assessments for the non-custom lots.

Board Member Seats

Mr. Jones reported that the seat for Harry Taylor will be up at the Annual Member meeting scheduled for January 2017. He reported he would run if there are no other owners wanting to run. Mr. Jones reported he will take nominations from the floor at the annual meeting and the one board seat can be determined at the annual meeting.

Annual Meeting Agenda

The Board reviewed the annual meeting agenda. It was reported that the meeting will take place at the Creekside Grill at 6:00pm on January 24, 2017 unless we are not able to reserve Creekside Grill. Mr. Jones reported that he will have an annual meeting sign placed at the Sky Legend Entrance as well as an email blast that will be sent out in addition to the annual meeting notice that will be included in the 2017 1st quarter dues.

Accounts Receivable

The Board reviewed the accounts receivable listing provided in the board packet. A few large balances were discussed.

Accounts Payable

The Board reviewed the A/P list provided in the board packet. Upon motion duly made and seconded, it was unanimously

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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 15th day of December 2016.

Respectfully submitted,



Matt Jones
Secretary for the meeting