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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

February 19, 2019

A Meeting of the Board of Directors of Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held February 19, 2019 at 6:30 p.m., at the Gypsum Recreation Center, 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
- Lisa Bystrom
- Alan Pfister

Also in attendance were:

- Eric Weaver, Marchetti & Weaver, LLC
- Diane Kovalik, Secretary to the Meeting
- Shawn Gerber, Gerber Tree & Lawn

**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 6:30 p.m. noting a quorum was present.

**Public Input** There was no public in attendance.

**Changes to  
Agenda**

There were no changes to the agenda.

**Minutes**

The Board reviewed the December 12, 2018 meeting minutes. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the December 12, 2018 meeting minutes, as presented.

The Board reviewed the January 31, 2019 Annual Member meeting minutes and noted a typo on page 3.

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### Administrative

George Sheram and Alan Pfister were nominated to the Board during the Member Annual Meeting held January 31, 2019. By motion duly made and seconded it was unanimously

**RESOLVED** to appoint Alan Pfister and George Sheram to 3-year terms on the Board of Directors

The Board discussed the election of officers. By motion duly made and seconded it was unanimously

**RESOLVED** to appoint Alan Pfister as the Secretary of the Board and keep Lisa Bystrom as President, George Sheram as Vice President and Harry Taylor as Treasurer.

### Landscaping Update

Shawn Gerber presented a written proposal for 2019 lawn care at Sky Legend highlighting the items of

- Spring Cleanup
- Mowing
- Trimming
- Sidewalk Maintenance
- Tree and Shrub Care
- Fall Cleanup
- Turf Fertilization and Weed Control
- Irrigation
- Improvements

Mr. Gerber will continue to utilize Mesa Turf Masters as a sub-contractor. Maintenance will be for front yards only and back yards will be the responsibility of the homeowner who can contract directly with Gerber. Mr. Gerber will review the main entrance to suggest drought tolerant plants and general overall improvement.

Director Pfister expressed concern about the water pressure from the sprinkler system last year and requested the zone clocks be synced and extra communication with the homeowners about watering restrictions.

Director Paxton expressed concern regarding the lack of tree pruning and requested extra attention to the community trees.

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Mr. Weaver requested Mr. Gerber to compile a list of homeowners who opted previously to not convert rock to mulch so the HOA can contact them about another change to convert this upcoming season.

Mr. Gerber will send e-mail communications to the community advising them of the service schedule and soliciting any special requests. Mr. Gerber left the meeting at 7:40pm

Mr. Weaver stated the HOA could send the landscape contract out to bid. Director Sheram and Pfister stated the HOA going out to bid now would not be practical, fall would be a better time to rebid and Mr. Gerber worked diligently to combat the clogging caused by the raw water system problem last year so the Board would like to give him the chance to fulfill his contract this year. Director Paxton left the meeting at 7:50pm.

By motion duly made and seconded it was unanimously

**RESOLVED** to approve Gerber Tree and Lawn for the 2019 landscaping contract.

### **Snowplow Contract**

Mr. Weaver gave an update regarding the snowplowing services and discussions with the contractor Morgan Mountain Snow Removal.

Mr. Weaver will review the contract with Morgan Mountain Snow Removal to confirm the number of plows.

### **Collections**

There were two properties moving into foreclosure. One property owner brought their account current. The Association is proceeding with foreclosure on the other property.

### **Code**

**Enforcement** Director Sheram expressed concern regarding homeowners who have snowmobiles stored in their driveways.

Mr. Weaver will discuss with Wendy Miller, CRHOA code enforcement officer.

### **Financial Statements**

Mr. Weaver presented the December 31, 2018 financials. The HOA finished the year ahead of budget. Cash balance increased in 2018 and accounts receivables are reduced. Income and expenses are showing a favorable variance to the budget.

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Mr. Weaver proposed opening a money market savings account and two CD accounts with Citywide Bank to maximize the cash on hand to accrue interest. By motion duly made and seconded it was unanimously

**RESOLVED** to approve opening a Money Market savings account and two CD accounts at Citywide Bank.

### **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 19<sup>th</sup> day of February, 2019.

Respectfully submitted,

*Diane Kovalik*

Secretary for the meeting