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# RECORD OF PROCEEDINGS

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

August 14, 2014

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held August 14, 2014 at 6:30 p.m., at Gypsum Creek Grill, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

### Attendance

The following Directors were present and acting:

- George Sheram
- Ron Ownby
- Harry Taylor
- Paul St. Ruth

The following Directors were absent and excused:

- Lisa Bystrom

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 August 14, 2014 at 6:30 pm noting that a quorum was present.

### Public Input

No Public.

### April 29, 2014 Minutes

The Board reviewed the minutes of the April 29, 2014 board meeting. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the minutes of the April 29, 2014 board meeting as presented.

### 2014 Meeting Calendar

The Board reviewed the meeting calendar provided in the board packet. The next board meeting was scheduled for September but since we delayed the last two meetings, the Board will cancel the September meeting and plan to hold the next meeting on the

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regular scheduled date of December 10<sup>th</sup>. Mr. Jones will coordinate with the Board over email to get a meeting scheduled.

### **Landscaping**

The Board briefly reviewed the landscaping state with combining the common area and front yard contract. The Board had issues with the area left of the entrance as you come up Cotton Ranch Drive as well as the spraying and cutting along South Legend. The Board also wanted to confirm that the large common area parcels are being sprayed for noxious weeds. Mr. Jones will follow up with Gerber to confirm this work is getting done.

### **Entrance Monument**

The Board reviewed the options for the entrance median on Cotton Ranch drive. The Board was in favor of option A. Mr. Jones will follow up with Gerber Tree and Lawn and determine if he will have time to rework the entrance median. If he doesn't have the time, Mr. Jones will follow up with Brush Creek Landscaping and get a proposal to complete the project. Mr. Jones will work with Lisa and George once he receives back the proposals and get the entrance completed during the fall.

### **Red Rock Replacement**

Mr. Shera reported that the red rock for the entrance and for filling in landscaped front yards has been delivered. Mr. Jones has spoken with Shawn Gerber about having the rock spread out among the landscaped front yards over the next 60 days. Some of the rock will be used in the entrance median once a contractor's proposal has been decided upon.

### **Wear Travers Perkins LLC Legal Engagement letter**

The Board discussed the legal engagement letter included in the Board pack. Mr. Jones reported that the engagement letter needs to be updated as the Association's current attorney has moved legal offices and needs a new engagement signed in order to have the Association's legal files transferred to his new office. The Board reviewed agreement. Upon motion duly made and seconded, it was unanimously

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**RESOLVED** to approve the legal engagement letter as presented.

### **Snowplowing Review**

The Board briefly discussed the snowplow contract for the 2014/2015 winter. The Board was happy with the service during 2013/2014 and would like to renew the contract for the upcoming winter as long as the contractor holds his price. Mr. Jones will follow up with Morgan Mountain snowplowing and get an updated contract signed by a board member before winter hits. Then the Board can ratify the contract at the December meeting.

### **Action Log**

The Board briefly reviewed the action list items.

### **Financial Update**

Mr. Jones briefly presented the June 30, 2014 financial statements. Mr. Jones reported that there had been a few adjustments to the forecast. The Association has done well with keeping the actual expenses under the budget but the accounts receivable is still the largest issue to contend with. The Board had no additional comments or questions.

Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the June 30, 2014 financial statements as presented.

### **Accounts Receivable**

The Board reviewed the accounts receivable listing provided in the board packet. Mr. Jones reported that the accounts sent to the attorney for formal collection have continued to make agreed upon weekly or monthly payments. The Board reviewed a few of the names on the receivable list and asked Mr. Jones to research online in order to locate contact emails for them. The Board had no further questions.

### **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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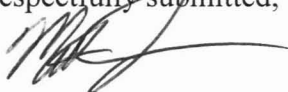
**RESOLVED** to approve and ratify the A/P list as presented.

**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 14th day of August 2014.

Respectfully submitted,



Matt Jones  
Secretary for the meeting