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# RECORD OF PROCEEDINGS

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## **Minutes of the Meeting Of the Board of Directors of Sky Legend Homeowners' Association**

**June 25, 2025**

The Meeting of the Board of Directors of Sky Legend Homeowners' Association, Eagle County, Colorado, was held June 25, 2025 at 6:00 p.m., via Zoom, in accordance with the bylaws of the Association and applicable statutes of the State of Colorado.

**Attendance** The following Directors were present and acting:

- James McDonough, President 2026
- Alan Pfister, Treasurer 2027
- Craig Brown, 2028
- Matthew Mitzelfelt, 2028

The following Directors were absent and excused:

- Steven Frew, 2026

Also in attendance:

- Owen Lococo
- Lisa Kheloco

### **Call to Order**

The meeting of the Board of Directors of Sky Legend Homeowners' Association was called to order by Director James McDonough at 6:00 pm, noting a quorum was present.

### **Compliance Liaison**

An update was given by Owen Lococo regarding parking throughout Cotton Ranch and Sky Legend. Cotton Ranch parking rules limiting it to 3 cars in the driveway is not enforceable due to the fact that it is written in the DRC Guidelines, not the governing documents. Sky Legend parking regulations are also not enforceable due to the fact that the HOA is not privy to seeing the inside of owners' garages. Cars parked on the street are a town issue. The board raised a few questions that are unclear. Owen will reach out to the town regarding these questions:

1. Is parking on the parkways (space between sidewalk and road) something that can be enforced by the HOA?
2. Does the HOA have jurisdiction over street parking on the streets it owns?

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### Operations

The streetlight that was out last fall needs to be dug up. We were prepared for this expense and included it in the 2025 budget. We will be moving forward with repairs in the coming weeks with Power Electric.

The contract for irrigation maintenance has been switched to JNB Landscaping. They have been changing out heads and fixing breaks in the lines from varnits. Very pleased with their work so far.

Reviewed the definitions of Limited Common Areas versus Common Areas. Clarified that Common Areas are those that are for the use of the entire community and the HOA is responsible for maintaining that property. Limited Common Areas are HOA owned property that is for the exclusive use of a subset of owners. Examples of this include the shared driveways on Open Sky. The HOA owns the driveway entrances because they are shared by 2-4 houses. Those driveways are for the exclusive use of those homeowners and not the entire HOA. Therefore, that subset of owners is responsible for the maintenance. This is important to understand as we look to perform a new Reserve Study.

The current Reserve Study is not helpful for the HOA. It does not define what areas/streets are included and also includes things like tree maintenance on property that is owned by Cotton Ranch, not Sky Legend. Owen will obtain quotes for a new Reserve Study. All board members agreed that the Reserve Study should only include Common Areas and not the Limited Common Areas. Limited Common Areas should be maintained by the owners.

Lisa Kheloco presented the MOU from the Cotton Ranch Metro District. It was discussed that the document presented was not an MOU but a contractual agreement. Concern was expressed over the termination clause, wondering if the Metro can actually shut off water. The board would like their attorneys to review the document but requested that Lisa write back to the Metro and ask the following questions first:

1. Why now? It's been 20 years, what is the reason for the change?

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2. Did all HOAs receive these from the Metro? Would like to see the other agreements that were sent out.

### Financial

June 2025 bank balances were reviewed. It was noted that the amount of money in the checking account was high because we are headed into our expensive season with all landscape expenses.

\$4,500 payment from Cotton Ranch for landscaping will not be paid until an MOU is signed by both HOAs. James will work with Allan Barrows, President of Cotton Ranch, on this.

Lisa Kheloco gave an update on collections. Accounts are sent delinquency notices once they are two (2) quarters behind. Nine (9) accounts were sent delinquency notices in May. Eight (8) have already paid in full. Lisa Kheloco asked the board to vote on sending the remaining account to collections. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to send the account to collections.

### Other

Owen Lococo brought up the topic of Sky Legend's legal counsel. Given some of the recent items - MOUs with Cotton Ranch and the Metro District - the HOA may want to obtain new legal counsel that is not also representing Cotton Ranch. James noted that he did not see a conflict of interest currently, but all board members agreed that there is potential for a conflict. Owen recommended Altitude Law. The board requested that Owen gather information on multiple options for legal counsel, including Altitude Law.

### Public Input

None

### Next Board Meeting

September 24, 2025 at 6pm

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### Adjournment

Upon motion duly made and seconded, it was unanimously  
**RESOLVED** to adjourn the meeting of the Sky Legend  
Homeowners' Association Board of Directors this 25th day of June  
at 7:33pm.