
RECORD OF PROCEEDINGS

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

April 3, 2018

A Special Meeting of the Board of Directors of Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held April 3, 2018 at 6:30 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
- Katie Paxson
- Mark Lehman
- Lisa Bystrom

Also in attendance were:

- Shawn Gerber, Gerber Landscaping
- 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 Cheri Curtis at 6:30 p.m. noting a quorum was present.

Cotton Ranch

Landscaping The landscaping bids from 2014 and the December 31, 2017 financials were distributed for reference purposes only. The Board heard several complaints from property owners at the annual meeting about the landscape services being provided by Gerber Landscaping and the Board met on February 28, 2018 to discuss these issues. Shawn Gerber expressed a desire to learn about the issues and to work with the Board to resolve any problems.

The items to be addressed include:

- Mowing
- Weeding
- Sprinkler Repairs
- Trimming

Katie Paxson stated the services provided the first year were good. It appeared last year Gerber Landscaping did not have enough help to fulfil the contract. Mr. Gerber stated there was sufficient staff and as the season comes to a close, there is not as much help needed and he does more onsite himself.

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Ms. Paxson stated their sprinkler heads were marked all season and never repaired. Mr. Gerber explained their house is located on the irrigation system where the silt clogs the sprinkler heads. The heads at the Paxson house were cleaned out on a regular basis. Mr. Gerber recommended switching the sprinkler heads to rotary heads for an additional \$3.00 per head. If that does not solve the problem, the next step would be to replace the heads with Tiger Paw heads. The Board discussed replacing the heads in problematic areas. By motion duly made and seconded it was unanimously

RESOLVED to approve replacing the sprinkler heads on problematic lawns for an additional cost of \$3.00 per head.

Mr. Gerber will provide a list of the properties with the new heads for the Board to monitor.

The grass is being mowed in one direction, causing it to lay down and the Board requested Gerber Landscaping change the mowing direction regularly. Mr. Gerber stated the area is getting too much water and that is what is causing the grass to lay down. It was agreed to reduce the watering to three days a week and property owners will be notified of the new schedule. The direction of mowing will also be changed regularly. The grass will be left longer at the beginning of the season and mowed shorter as the season progresses.

The Board discussed the rocks on Wildhorse. Discussion followed on whether to use river rock or the Wyoming Red Rock for landscaping. Ms. Curtis informed the Board a property owner has requested to switch to the red rock in lieu of bark. It was noted there are common areas that still need red rock and other property owners have requested to switch as well. Ms. Curtis reported the red rock is still available. The Board discussed the trucking cost. It was agreed to wait until the new developer needs to bring in rock and discuss cost sharing for trucking the rock at that time.

Weeding continues to be a problem. Mr. Gerber explained if someone plants their own flower beds, his staff has avoided those gardens. Mr. Gerber agreed to do a better job on the weeding.

Blue Barrels There are two barrels on Cotton Ranch Road that have cinders. They are currently being used as trash cans although no one maintains them. Ms. Curtis will contact the Town of Gypsum to inquire whether the cans belong to the Town. Mr. Gerber offered to take the barrels to the dump for the Association.

Mr. Gerber left the meeting at 7:20 p.m.

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Collections Marchetti & Weaver's office sent six letters to past due accounts. One property owner agreed to a payment plan. Another home is going through foreclosure and the owner has indicated the house is under contract. The remaining four properties will be turned over to collection at the end of the month if they are not resolved by the owners.

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 3rd day of April, 2018.

Respectfully submitted,

Cheri Curtis

Cheri Curtis
Secretary for the meeting