
RECORD OF PROCEEDINGS

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

March 25, 2015

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held March 25, 2015 at 6:00 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
- Lisa Bystrom
- Harry Taylor

The following Directors were absent and excused:

- Paul St. Ruth
- Ron Ownby

Also in attendance was:

- Gary Lundberg, Owner
- Barry Smith, Eagle County Emergency Management Director
- Shawn Gerber, Gerber Tree and Lawn Care
- Eric Weaver, Marchetti & Weaver, LLC
- 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 March 25, 2015 at 6:00 pm noting that a quorum was present.

Public Input

Barry Smith the Director of the Eagle County Emergency Management joined the meeting to review the upcoming emergency wildfire emergency drill that will be taking in place in the spring. The wildfire drill will involve all owners who would like to participate from Sky Legend and Red Hill subdivisions. Mr. Smith has asked the Association if they could assist with getting the word out in the community as well as email to all Sky Legend owners with a flyer with information on the wildfire drill. The Board was in full support and would like to send out the flyer as soon as it is prepared.

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December 10, 2014 Minutes

The Board reviewed the minutes of the December 10, 2014 board meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the December 10, 2014 board meeting as presented.

2015 Meeting Calendar

The Board reviewed the meeting calendar provided in the board packet. The next board meeting is scheduled for June 16th then the last meeting of the year is tentatively scheduled for December 15th.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the calendar as it was presented

Landscaping

Shawn Gerber from Gerber Tree and Lawn joined the meeting to review his proposal and to discuss any issues with the current landscaping the Board has. It was reported that in the past there was a lack of weeding in the flower, mulch and rock beds. The Board would like to see additional work this year to keep the weeds out of the beds. The Board asked that all dead trees in the front yards and common areas be pulled out at the beginning of the landscaping season. The Board also requested that the shrubs be cut back on the north side of Cotton Ranch Drive where the road turns right on to Legend.

The Board discussed the landscaping at the unfinished cul-de-sacs at South Legend and Fox Hollow and discussed possible plans for these areas. The Board decided to table this discussion until more homes are completed in these areas.

The Board briefly discussed the issues with the mulch blowing away and leaving the weed tarp showing throughout a lot of the beds. The Board would like to move forward with red rock replacement for all the mulch in front yards and common areas. Mr. Jones will coordinate with Shawn in order to get the rock ordered and replaced early in the landscaping season.

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Mr. Jones reported that the 2015 landscaping proposal from Gerber Tree and Lawn was included in the pack for review. It was reported that the price was held constant for the last 3 years while including the common area additions. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the 2015 landscaping contract with Gerber Tree and Lawn for a total cost of \$28,188.

Pauls Corp Filing 3

Mr. Jones reported that there is a Filing 3 map included in the board pack for review. The map shows the Pauls Corp proposed layout of the new homes in Filing 3. The Board briefly discussed what bringing approximately 40 new homes in to the Association will do for the operations, landscaping and reserve funds. The Board discussed whether the homes should be landscaped or custom lots and expressed their desire to have the majority of the homes have front yard landscaping be performed by the Association. The Board had questions in regards to the ownership of the new roads as well as the maintenance of the roads. After discussion, the board felt bringing new homes in to the Association should be good for finances of the Association by spreading general expenses across more owners. The Board would like to request that Pauls Corp contribute to completing the Sky Legend entrance or contributing to a neighborhood park. The Board discussed possible areas for a park and everyone thought a playground down across from the Cotton Ranch golf course would be beneficial for all owners in Cotton Ranch as well as be centrally located. Mr. Jones will follow up with the Pauls Corp representative to see what they would be willing to contribute to the Association.

Financial Update

Mr. Weaver reviewed the February 28, 2015 financial statements. The Board briefly reviewed the current dues and the proposed dues for 2016. Mr. Weaver reported that most of the Association expenses are in the summer months so there were no significant changes to the forecast currently known other than adjustments for costs of the rock work in the front yards discussed earlier in the

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meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the February 28, 2015 financial statements as presented.

Accounts Receivable

The Board reviewed the accounts receivable listing provided in the board packet. The Board reviewed a few of the names on the receivable list. 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

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 25th day of March 2015.

Respectfully submitted,



Matt Jones
Secretary for the meeting