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# RECORD OF PROCEEDINGS

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

**April 4, 2024**

The Annual Meeting of the Board of Directors of Sky Legend Homeowners' Association, Eagle County, Colorado, was held April 4, 2024 at 6:15 p.m., at the Gypsum Creek Grill, Gypsum, 530 Cotton Ranch Road, 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:

- James McDonough, President 2026
- Alan Pfister, Treasurer 2024
- Ben Dodd, Secretary 2025
- Steven Frew, 2026
- Chris Pittman, 2025

Also in attendance:

- Lisa Kheloco
- Owen Lococo
- Craig
- April & John Holdredge
- See Attached for additional attendees

### **Call to Order**

The annual meeting of the Board of Directors of Sky Legend Homeowners' Association was called to order by Director James McDonough at 6:15 pm, noting a quorum was NOT present.

### **Cotton Ranch Metro District**

An update was given by Lisa Kheloco from Chris Meister on the upcoming water season:

- Start up letter going out via email blast soon. Please spray your gate valves with PB blaster to free up the gate valve before trying to open this will help us with repairs. Available at any auto parts store.
- New Upper Pump House control equipment and pumps have been ordered and are being manufactured with a install date of Sept or Oct 2024
- Grundell Brothers New head gate and Parshal flume being installed in the next few weeks
- Metro ditches will be cleaned soon
- We are replacing gate valves starting this week

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- Irrigation Pump House testing will begin in a few weeks
- Working on land deal for small pocket park end of Legend Drive with Owner of the Conservation Easement 1.73 Acres

### **Design Review Committee**

An update was given by Owen Lococo that there are four (4) houses under construction in Sky Legend. Things are running smoothly. We expect a busy building season this year.

### **Compliance Liaison**

An update was given by Owen Lococo that things are running smoothly. HOA policy is to talk with owners first, fine second. A friendly reminder was given that ADUs are not allowed anywhere in Cotton Ranch, including Sky Legend.

### **Expiration**

An update was given by James McDonough that the vote to amend the Cotton Ranch governing documents to extend the HOA in perpetuity passed with 283 Yes votes, and 20 No votes.

### **Social Functions**

An update was given by James McDonough on the three annual social functions. Additional information is available on the website.

### **Election of the Board**

It was noted that there was one (1) board seat up for election, Alan Pfister's term was up. Alan Pfister re-ran, no others nominated themselves. Alan Pfister was unanimously elected to fill the open seat.

### **Operations**

An update was given by James McDonough that the board has assigned certain tasks/topics to specific Board Members. Alan Pfister is the Treasurer and responsible for reviewing all bill payments and financials. James McDonough and Chris Pittman are working on a landscape improvement plan. Ben Dodd and Steven Frew are working with the Metro District and town on plan for a small park.

An update was given on the landscape improvement plan by Chris Pittman.

- Goal is to improve the look of common areas
- Map out and document irrigation system

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- Repair irrigation system and remove extensions
- Review contracts for this year's maintenance
- OL reminded them sidewalks and roads are town jurisdiction, so any issues with those areas should be reported to the sheriff or the town

An update was given on the parks project by Ben Dodd.

- Location is at end of Legend Dr where it turns to dirt
- Metro District will lead the project, Sky Legend will assist
- Any ideas can be sent to [skylegendhoa@gmail.com](mailto:skylegendhoa@gmail.com)

**Financial** 2023 Year End financials were reviewed

2024 Board Approved Budget was accepted.

2024 dues will have a \$15 per quarter increase. The increases for Q1 and Q2 which were not billed, will be billed in Q3 and Q4.

A question was asked about reserve funding. Owners were directed to Reserve Study available online at [skylegend.org](http://skylegend.org)

### **Golf Course Update**

An update was given by Blake Scott regarding the coming season.

- The town is planning to fix the broken parts and will budget for additional repairs in 2025.
- Dogs must be on leash at all times. Owners must pick up after their dogs.
- Cart path repairs are starting in a few weeks.
- Golf course is open for the season, please use outer paths only.
- Will look into additional signage for cart paths

**Public Input** Streetlight will be repaired this coming spring.

Suggestion to look at external funding sources for the park project. Owners expressed some concerns about the park bringing additional traffic and security concerns.

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**Next Board Meeting** July, 11, 2024 at 6pm

**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 4th day of April, 2024 at 7:36pm.