
RECORD OF PROCEEDINGS

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

June 13, 2013

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held June 13, 2013 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:

- Lisa Bystrom
- Ron Ownby
- George Sheram

The following Director was absent and excused

- Brad Pauls
- Chris Sauro

Also in attendance was:

- Matt Jones, Robertson & Marchetti, PC,

Call to Order

The Board meeting of the Sky Legend at Cotton Ranch Association was called to order by Director Bystrom on June 13, 2013 at 6:05 pm noting that a quorum was present.

Public Input

It was reported that the developer has cut down a lot of brush in the future filings. The brush clippings are a fire hazard and should be disposed of properly.

The grass in the common area on South Legend is not getting cut as frequently as it should.

Flowers in the flower pots on Cotton Ranch Drive are not getting watered enough.

December 12, 2012 Minutes

The Board reviewed the minutes of the December 12, 2012 board meeting. Upon motion duly made and seconded, it was unanimously

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RESOLVED to approve the minutes of the December 12, 2012 board meeting as presented.

2013 Meeting Calendar

The Board reviewed the meeting calendar provided in the board packet. The next board meeting scheduled for September 11, 2013. The Board will review the 2014 preliminary budget and then look to approve the budget at the December 11th meeting.

Developer Update

Mr. Jones briefly reported that the Developer had a total of 24 lots of which 13 have been built and sold. 11 Lots are still remaining to build or are in construction. The homes are priced in the \$460K to \$470K range.

Entry Monument

Chairman Bystrom was under the impression that Shawn Gerber was going to have some drought resistant shrubs installed during the spring. Mr. Jones reviewed the lack of water at the median and installing any shrubs would be difficult without frequent hand watering. The Board suggested having Heathers Sauro's landscaping company review the original plan and see if she would be interested in installing the landscaping in the median. Mr. Jones will follow up with Heather and see if she would be interested. The Board has a budget of \$1,000 to get some shrubs installed.

2012/2013 Snowplowing Review

Mr. Jones reported that Dan Smitley would like to retain the snowplow contract for 2012/2013 winter and has asked to increase his per plow bid from \$250 to \$275. It was reported that the increase was due to the increased amount of time needed over the amount he estimated for last years contract. The Board felt that he did a good job last winter and would like to discuss the increased bid in more detail at the next meeting.

2013 Landscaping

It was reported that there have been several complaints on the state of the front yard landscaping. Complaints discussed at the meeting:

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- The Board thinks the service this year is lacking from prior years and thinks the beds are not being weeded and cleaned up as well as they were in the past. The Board was in agreement that Shawn looks to be trying with the resources he has but everyone thinks he needs to hire more employees for the contracts that he has.
- There is a lot of clover throughout the turf and this was mentioned several times. The Board noted that Gerber was selected based on his attention to detail that is not being seen this year.
- The Board would like all the dead trees and shrubs pulled out. The Board would like to have a list completed with everything pulled so a replacement plan can be created. They would like to see a list including what was pulled out last year.

Road and Crack Sealing

Mr. Jones reported that next week he has a site visit with Chris from Property Imaging to review all the Association owned roads in Sky Legend to determine what needs to be crack sealed to prevent future asphalt issues. Chris has been asked to prepare a proposal for sealing between the pan and the asphalt on all the Association roads as well. This could be a large capital expense and will most likely be split in to several years.

Mr. Jones reported that the Association also owns the drainage culverts under the all the Sky Legend roads. Mr. Jones will be reviewing all the culverts to confirm that they are all still functioning properly and have no clogs.

Action Log

The Board briefly reviewed the log with nothing new to report.

Financial Update

Mr. Jones briefly presented the April 30, 2013 financial statements. Mr. Jones reported that there had been several adjustments to the forecast and that most of the expenses have not come in yet. 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

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RESOLVED to approve the April 30, 2013 financial statements as presented.

Accounts Receivable

The Board reviewed the accounts receivable listing provided in the board packet. There are still a number of accounts significantly past due and liens have been placed on all properties with balances over \$1,000. The Board reviewed several different options to collect on the delinquent accounts.

After discussion, the Board would like to send a letter to all owners with a balance greater than \$1,000 that states if a payment plan is not established their name & address will be placed in a letter to all owners so all owners know why the Association will need to increase dues. Mr. Jones will follow up with the Association's attorney before proceeding. Mr. Jones will continue making contact through email and phone to try and clear up several of the delinquent balances.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the A/R list as presented.

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 13th day of June 2013.

Respectfully submitted,



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Matt Jones
Secretary for the meeting