
RECORD OF PROCEEDINGS

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

August 29, 2012

The Meeting of the Board of Directors of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held August 29, 2012 at 6:00 p.m., at the Gypsum Creek Clubhouse, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Ron Ownby
- Lisa Bystrom
- Chris Sauro
- George Sheram

The following Director was absent and excused

- Brad Pauls

Also in attendance was:

- Eric Weaver, Robertson & Marchetti, PC,
- Tom Pohl, Homeowner

Call to Order

The Board meeting of the Sky Legend at Cotton Ranch Association was called to order by Director Bystrom on August 29, 2012 at 6:00 pm noting that a quorum was present.

Public Input

Director Sheram reported that the north side of Ridgeline has not been mowed and he has asked to follow up with the common area landscaper.

It was reported that clover is coming through some of the turf areas in the common area and front yards. The Board has asked to follow up with both landscapers about treating all the turf for clover.

It was reported that the area between the asphalt and pan on Sky Legend owned roads could use a crack seal coat in order to eliminate weeds coming through the seam and possible future drainage issues.

It was reported that the Golf Course has planted trees on the #5 fairway to help deflect golf balls from hitting homes. The Golf

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course also installed lattice around the porta potties to keep them less visible until a more permanent solution is determined.

Director Bystrom reported that bears are in the neighborhood and she had seen 3 in her yard last night hanging around her crab apple trees. It was also reported that a bear had gotten in another homeowners garage. The Board would like to make sure homeowners are aware and are keeping their garbage cans put away.

It was reported that several homes in Sky Legend are in need of new paint. The Board would like to make sure that all house paint colors are approved by the design review board before painting occurs. The Board requested adding this to the Association website for homeowner reference and as a reminder.

April 9, 2012 Minutes

The Board reviewed the minutes of the April 9, 2012 board meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the April 9, 2012 board meeting as presented.

2012 Meeting Calendar

The Board reviewed the meeting calendar provided in the board packet. The next board meeting is scheduled for December 12th.

Home Sales

Mr. Weaver briefly reported that the Developer has 3 homes under and that sales are going well.

Entry Monument

Director Bystrom reviewed the status of the entry monument. The install for the monument should come in under \$1,000. Tom Bashford, a homeowner and design review board member, has been assisting with a xeroscape landscape plan that includes some drought tolerant plants. Director Bystrom is going to send the plans to Mr. Jones to see if Pauls Corp will assist with funding the xeroscape landscaping install.

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Action Log The board would like to have an Action Log included in the Board packets.

2012 / 2013 Landscaping

The Board briefly reviewed the current state of the common area and front yard landscaping. Gerber has prepared an estimate to include all the common areas with the current front yard contract. The Bid reflects approximately \$6,400 increase to the contract if all the common area is included with the front yard landscaping. The Cotton Ranch Association has requested a bid from Brush Creek Landscaping to reduce their contract eliminating all the common area in Sky Legend. After the Cotton Ranch Association receives back the bid, both Association boards will need to review the cost and possible savings and determine if the changing the current set up will reduce total expense between both Associations.

It was reported that the current state of the flower beds could be better in some areas. The Board would like to address the beds since the additional common area contract includes several more beds which don't appear to be described in detail on the bid in the pack.

The board reviewed the state of the mulch and bark in the front yard beds. Currently the Association only maintains the landscaping and the owner is responsible for adding or replacing any mulch and bark that has blown away.

The Board would like to get a tally of all the trees and shrubs that need to be replaced, so once the Association has additional funds a replacement plan can be determined. The Board would like to make sure that the design review board doesn't allow for excessive trees on any Association maintained front yard new home. The Board would like the current homes to keep a 1 for 1 replacement strategy.

The Board briefly reviewed vacant foreclosed homes that are not watering or maintaining their backyards. Mr. Weaver recommended having the Town pursue maintenance for any that have noxious weed problems. It was also mentioned that the Cotton Ranch Compliance could possibly assist.

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2012/ 2013

**Snowplowing
Contract**

It was reported that the former snowplower is no longer doing snowplowing so the Association will need to look into getting new bids for the upcoming winter. Mr. Weaver will work on getting bids to review at the next meeting. The Board would like to contract on a per plow basis.

Financial Update

Mr. Weaver reviewed the July 31, 2012 financial statements. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the July 31, 2012 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 these properties. The Board would like a letter sent to all homeowners with balances over \$1,000 informing them that their account will be sent to collections if not paid or a payment plan set up. The Board has requested 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 29th day of August 2012.

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Respectfully submitted,



Eric Weaver
Secretary for the meeting