
RECORD OF PROCEEDINGS

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

January 28, 2013

The annual meeting of the members of the Sky Legend at Cotton Ranch Association, Eagle County, Colorado, was held January 28, 2013 at 6:00 p.m., at the Gypsum Recreation Center, 52 Lundgren Boulevard, 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
- George Sheram
- Chris Sauro

The following Members were in attendance:

- Roseanne & Wayne Cassidy
- James & Marian Breiger
- Thomas Hood
- Vickie Irvin
- Lindsay Kraft
- Anna Policastri
- Laurence & Virgene Rasmussen
- Heather Sauro
- Harry & Edith Taylor

Also in attendance were:

- Eric Weaver, Robertson & Marchetti, PC
- Matt Jones, Robertson & Marchetti, PC, Secretary for the Meeting

Call to Order

Although a quorum of the Members was not present, the items on the agenda were still presented to those present but no votes were taken on any matters.

Member Education

Mr. Weaver briefly reviewed the responsibilities of the Sky Legend at Cotton Ranch Association. The Association is responsible for the maintenance of the private roads, street lights, common area, plowing and landscaping. The Association also is responsible for the front yard maintenance of the Cottage and Traditional homes, which pay an additional quarterly fee for such

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service. All properties built in Sky Legend are automatically in the Association and are required to pay dues and abide by the rules and regulations. Mr. Weaver briefly reviewed that Sky Legend is a member of Colorado Common Interest Ownership Act (CCIOA) and must abide by the rules of CCIOA.

Minutes

The approval of the minutes was tabled due to a quorum not being present.

Financial Report

Mr. Weaver presented the November 30, 2012 financials and 2013 approved budget that were included in the meeting materials. The general dues will not increase in 2013 and landscaping dues will remain the same as in 2012. Mr. Weaver briefly reviewed the balance sheet, outstanding account receivables and budgeted revenues and expenses.

Mr. Weaver reported that the front yard landscaper, Gerber Tree and Lawn, have been retained again for 2013 based on the good quality of work and their willingness to hold their rates at the same level as 2012.

Developer Update

Mr. Jones reported that The Pauls Corporation has 11 lots remaining that have utilities ready to build. The Pauls Corporation plans on having all 11 complete or near complete by the end of 2013. The 2013 homes will be sold in the low \$400,000s.

Design Review Committee

DRC Board member Lindsay Kraft gave a brief summary of 2012 and the new homes that have been reviewed. Chris Sauro gave thanks to Lindsay Kraft and DRC for all they do.

Public Input

A few homeowners reviewed the entrance monument and have asked that a light be put on the sign to be seen at night.

A few homeowners asked questions in regards to the sidewalk snowplowing and road snowplowing contractors.

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Anna Policastri asked the Board if the Association could work with the Town in order to get a new restroom facility installed on Legend drive near her house so that she doesn't have to view the porta-potties that are placed out for golfers.

Adjournment

There being no further business to come before the Membership at this time the meeting was adjourned.

Respectfully submitted,



Matt Jones
Secretary for the meeting