SKY LEGEND HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
MAY 5th 2026
[GYPSUM PUBLIC LIBRARY / VIA ZOOM]

1. CALL TO ORDER

James McDonough called the meeting to order. Approximately ten homeowners attended in person, with additional members attending via Zoom.

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2. ROLL CALL

BOARD MEMBERS IN ATTENDANCE WERE:

James McDonough, President
Craig Brown, Board Member
Matt Mitzelfelt, Board Member
Alan Pfister, Board Member
Steven Frew, Board Member

HOMEOWNERS IN ATTENDANCE INCLUDED:

Steve Frew
Trina Richie
Scott Wirth
Brian Knapp
Shannon Moody
Jerald Zidow
Marka MacLaughlin
Ty Masterson
Janaine Frew
Jerald Zido
Harry Tayloe
Edith Taylor
James Kohlhaas
Barry Smith
Janice Smith

OTHERS PRESENT:

Sam Thurston, Thurston Properties
Jared Thesis, CMS Accounting

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3. APPROVAL OF PRIOR ANNUAL MEETING MINUTES

The prior annual meeting minutes were reviewed.

A motion was made, duly seconded, and approved unanimously by the Board.

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4. MANAGER'S REPORT

Sam Thurston and Jared Thesis reviewed recent management activities associated with the transition to Thurston Properties and CMS Accounting. Management reported that financial records from the previous management company required reconstruction of January financial reporting.

Management reported completion of the transition to CMS Accounting services, insurance renewals, code enforcement matters, landscaping coordination, and homeowner communication updates.

Management also reported ongoing collection efforts related to outstanding homeowner balances and confirmed that paper statements would be mailed to homeowners with outstanding second quarter dues balances.

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5. FINANCIAL REVIEW

Jared Thesis presented the March financial report. The Board reviewed the March financials, noting an operating account balance of approximately $65,589 and reserve account balances totaling approximately $227,910.

Management reported approximately $7,698 in outstanding receivables and discussed ongoing collection efforts.

Management noted that complete prior-year budget records had not been received from the former management company, preventing preparation of a full budget comparison.

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6. 2026 BUDGET REVIEW AND RATIFICATION

Sam Thurston and Jared Thesis reviewed the proposed 2026 operating budget and reserve-related expenses. Budget adjustments discussed included reductions to tax preparation costs, revisions to insurance and legal expense categories, and incorporation of collection and lien fees into accounting expenses.

The Board reviewed the proposed reserve study expense estimated at approximately $3,500.

The Board discussed moving the reserve study expense from the operating budget to the reserve fund in order to eliminate a projected operating deficit.

A motion was made, duly seconded, and the 2026 budget proposal was ratified by the membership.

The approved budget included moving the reserve study expense to reserves and maintaining current assessment levels without a dues increase.

Management was directed to revise the utility budget line item description from "Gas/Electric" to "Electric" only.

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7. LANDSCAPING, IRRIGATION, AND WATER MANAGEMENT

The Board discussed irrigation schedules, water usage concerns, and potential watering restrictions associated with Metro District water rights.

Management reported that community-wide communication regarding anticipated watering restrictions and irrigation management would be prepared and distributed to homeowners following Board review.

The Board discussed ongoing irrigation leak concerns and directed management to coordinate with the landscaping contractor regarding leak identification and repair procedures.

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8. SIDEWALK, ASPHALT, AND PROPERTY MAINTENANCE DISCUSSION

The Board discussed maintenance responsibility for asphalt pathways, sidewalks, and areas located between sidewalks and streets on Wild Horse and Sky Mountain.

The Board reviewed homeowner concerns regarding sidewalk cracking, landscaping conditions, juniper bushes, and weed growth.

Management was directed to investigate maintenance responsibility with the Town of Gypsum and review any available surveys, title work, easement documentation, or historical records related to ownership and maintenance obligations.

The Board also discussed obtaining bids for future sidewalk crack sealing and related asphalt repair projects.

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9. ILLEGAL DUMPING CONCERNS

The Board discussed reports of illegal dumping of construction debris on conservation easement property located near the end of South Legend Drive.

Management was directed to contact the appropriate Town of Gypsum representatives and conservation trust representatives regarding installation of “No Dumping” signage and enforcement options.

Homeowners were encouraged to report observed dumping activity to local authorities and management.

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10. BOARD MEMBER ELECTION

James McDonough announced that he would not seek reelection to the Board.

Steven Frew stated that he was not interested in serving another term but would be willing if needed.

The remaining Board member terms were reviewed as follows:

Craig Brown — term expiring 2028
Matt Mitzelfelt — term expiring 2028
Alan Pfister — term expiring 2027

Scott Wirth expressed willingness to serve if needed.

The membership conducted an election to fill two vacant Board positions.

Trina Richie and Scott Wirth were elected to serve three-year terms expiring in 2029.

A motion was made, duly seconded, and approved unanimously by the membership.

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11. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:48PM.

Prepared by:

Sam Thurston, Property Manager
Sky Legend Homeowners Association