

**SKYLAND COMMUNITY ASSOCIATION**

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**ANNUAL PROPERTY OWNERS MEETING**

**MEETING MINUTES – July 8<sup>th</sup>, 2007**

**Board Members Present:**

Bill LaDuke  
Jim Zid  
Rick Divine  
Kelly McGuire  
Bill Reimer

**Others:**

Frank Alfone – Manager  
Grant Bremer – Assistant Manager  
Jarrett Luttrell – Maintenance Technician

Approximately 60 property owners

Bill LaDuke opened the meeting at 2:00pm

**ROLL CALL AND INTRODUCTION OF PROPERTY OWNERS**

Bill introduced himself and then asked everyone to introduce he or she and what property they own.

**APPROVAL OF MINUTES OF 2006 ANNUAL MEETING**

Chuck Cliggett made a motion to dispense with the reading of the minutes and to approve the minutes of the 2006 Annual Property Owners Meeting. Kelly McGuire seconded the motion and it passed with a unanimous vote.

**ELECTION OF TWO DIRECTORS**

Bill LaDuke stated that two seats are open on the Board, each carrying a term of 3 years. Kelly McGuire and Jim Zid were nominated by Betty Stone to fill the two vacant seats. Bill Reimer seconded the nomination and the owners elected Mr. Zid and Mrs. McGuire by acclamation.

## **RATIFY THE 2006 ACTIONS OF THE BOARD**

Lou Costello made a motion to ratify the actions of the board from the previous year. Karen Allen seconded the motion and it passed with a unanimous vote.

## **FINANCIAL REPORT**

Jim Zid presented the financial report, including a review of the 12/31/06 Balance Sheet and approved 2007 budget worksheet.

## **CAPITAL PROJECTS**

### **Bike Path(s):**

Bill LaDuke provided a brief overview of the plans to construct two new sections of bike and pedestrian paths. The first extension would be from the intersection of Club Cottages and Skyland Drive north through the Club Cottages property and terminate at Skyland Drive. The second extension would be from the Post Office west along Brush Creek Road and across the Slate River via a bridge north of the Highway 135 Bridge. The Association and Metro. Districts are working together on each of these projects.

## **ND ENTERPRISES – UPDATE FROM THE DEVELOPER**

R.J. Tessier, General Manager of the Country Club informed the owners of results from a survey sent to Club Members this past winter. The Club has a new policies and procedures manual, mission statement and is focused on improving its member services at the Club.

Mr. Tessier also provided the owners with a detailed presentation of the Club's plans to sell new memberships (Signature and Premier Memberships). The proceeds from the sale of new memberships will be used to construct upgrades and new amenities via a multi-phased (four phases) approach at the Club and to the Golf Course. Mr. Tessier identified the components of each phase.

Mr. Tessier fielded several questions regarding the Club's future plans.

## **SKYLAND METROPOLIATN DISTRICT/EAST RIVER REGIONAL SANITATION DISTRICT UPDATE**

Woody Sherwood, Vice-Chairman of each District's Board provided the owners an update on projects each District has completed or is working on:

**Skyland** – The District is financial healthy with approximately \$1 million dollars in reserves. The District also has the right to borrow an additional \$2.8 million for Capital

Water Projects. Several water exploration and storage projects are in the planning phase. These include:

- A. The enlargement of Lake Grant and dredging of the west side of Lake Grant
- B. Six new wells have been drilled and pump testing and water quality data is being gathered on these wells
- C. The purchase of water from outside the boundaries of Skyland
- D. Exchange/Pumpback of water from the East River basin to the Slate River to offset augmentation “calls”
- E. Install a fire hydrant near the Skyland Lodge for summer fire protection. The water source for this hydrant would be Lake Grant

Mr. Sherwood asked that the owners conserve water and manage their irrigation systems carefully as June was a very dry month and the District’s Spring Water production had slowed substantially.

**East River** – The District has completed a Wastewater Master Plan (Wright Water Engineering) and is moving forward with an enlargement/upgrade of the Treatment Plant. The long-term plan for the plant is to convert to a mechanical-type operation from the existing lagoon-type facility.

## **OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE MEMBERSHIP**

**Design Guidelines** – Frank Alfone summarized revisions under consideration to the existing Skyland Design Guidelines. These changes include:

- 1. New, alternative roof materials
- 2. Accessory, non-attached structures on lots
- 3. Utilize the new website ([www.skylandonline.com](http://www.skylandonline.com)) in an interactive format to ask for input on Design Review matters from owners. Meeting agendas will also be posted on the site

Additionally, Mr. Alfone reminded all owners to call his office prior to performing any exterior alterations to their home and to review the latest guidelines as the Board changes them periodically.

The following comments and suggestions were made during a question and answer session:

- A. Nancy Riemer requested that the Board discuss the new Workforce Housing Linkage Fee passed by the Gunnison County Commissioners. The fee is for countywide affordable housing and will be assessed to all Skyland owners when they apply for a new building permit and are based on the square footage of the home. Ms. Riemer feels the fee is unfair and biased as Skyland (via the developer) has satisfied the county’s requirement for affordable housing. An owner stated that a Class Action Lawsuit may be pending on this and suggested that the Board investigate this as part of their discussions.

- B. An owner asked why Metal Roofing is not allowed. Woody Sherwood commented that Core Ten (rusty metal) is allowed on secondary roofs and informed the owners that historically metal roofs have not been allowed as they fade, are too shiny and may be too dominant a design feature on many homes due to the topography of several lots at Skyland.
- C. The manager provided an update on an action plan to mitigate the weeds in Lake Grant
- D. Rick Divine requested that owners refrain from walking their dogs on the golf course
- E. An owner requested that the Board and or Metro. District consider constructing additional parking places at Lake Grant Pavilion and a boat dock
- F. The manager will investigate the possibility of Bus Service to and from Skyland

### **ADJOURN**

At 3:15 pm, Kelly McGuire moved that the meeting adjourn. Thom Cox seconded the motion and it passed with a unanimous vote.