

SKYLAND COMMUNITY ASSOCIATION
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ANNUAL PROPERTY OWNERS MEETING

MEETING MINUTES – July 6th, 2025

Board Members Present:

Steve Gibbs
Bill Leer
Melissa Belkin
Rick Horn

Others:

Mike Billingsley – Manager
Approximately 70 property owners

INTRODUCTIONS

Steve Gibbs opened the meeting at 4:07 p.m. Steve introduced himself and the other Board members. The members in attendance elected to do away with individual homeowner introductions.

APPROVAL OF MINUTES OF 2024 ANNUAL MEETING

Dan Brown made a motion to dispense with the reading of the minutes and to approve the minutes of the 2024 Annual Property Owners Meeting. Karen Allen seconded the motion and the motion was approved by acclamation.

FINANCIAL REPORT

Bill Leer presented the financial report, including a review of the Balance Sheet and proposed 2025 budget. Bill summarized the balance sheet, including the cash and the performance deposit accounts. The Capital Budget for 2025 was reviewed along with the Ten-Year Capital Plan.

Robert Gentry made a motion to accept the 2023 Financial Report as presented. David McKenney seconded the motion. The motion was approved by acclamation.

Robert Gentry made a motion to approve the 2024 Operating and Capital Budgets as presented. David McKenney seconded the motion. The motion was approved by acclamation.

ELECTION OF TWO DIRECTORS

Steve Gibbs stated that two seats were open on the Board, carrying a term of 3 years. By acclamation, the owners unanimously approved Rick Horn and Tiffany Deutch to serve on the Board of Directors.

SKYLAND METROPOLITAN DISTRICT/EAST RIVER REGIONAL SANITATION DISTRICT UPDATE

The manager provided the owners with an update on the activities of each District;

Skyland

Gunnison County is currently in drought conditions and has implemented Stage 1 fire restrictions. A below average snowpack and early melt has created some stress on Skylands drinking water supply with the springs currently running at 70% of average. The District may choose to implement Emergency Drought Rates at their July 16 Board Meeting. Drought Rates will result in a charge of \$15 per 1000 gallons over base allotment.

The District continues its work on long-term road and water plans. Crack sealing and painting has been completed for the year. Two sections of bike path will be replaced in 2025. A section along Country Club Drive and a section along Skyland Drive.

East River

The District continues updating the Master Plan and Capacity Planning Study. The District is looking at options and analyzing costs for the future upgrade of the wastewater treatment facility.

Skyland Design Review Manager

Theresa Henry has been working with Skyland as the new Design Review Manager. Theresa will coordinate and oversee the design review and construction process from beginning to end, working with the Design Review Committee, Homeowners, Architects, and Contractors.

RATIFY THE 2024 ACTIONS OF THE BOARD

Hal Cook made a motion to ratify the 2024 Actions of the Board. Elizabeth Rochester seconded the motion. The motion was approved by acclamation.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE MEMBERSHIP

Homeowners discussed signage for the Golf Course crossing on Slate River Drive, Speed signs on the bike paths to slow down bikes and e-bikes, and adding patrol to Lake Grant to ensure only homeowners are accessing the lake and facilities.

The Board look into the items discussed and work towards solutions and improvements.

ADJOURN

At 4:59 P.M., Karen Allen moved that the meeting adjourn. Dan Brown seconded the motion and it passed with a unanimous vote.