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# RECORD OF PROCEEDINGS

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## Minutes of the Meeting Of the Board of Directors of Cotton Ranch Homeowners' Association

May 9, 2018

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 9, 2018 at 6:00 p.m., at the Gypsum Creek Grill, Gypsum, 530 Cotton Ranch Road, Eagle County, Colorado, in accordance with the bylaws of the Association and applicable statutes of the State of Colorado.

### Attendance

The following Directors were present and acting:

- Tom Pohl
- Mike Brown
- Mike Coggins
- Ruth Powers
- Chris Meister
- Jeanne Marie Cummins

The following Director was absent and excused:

- Steve Forster

Also in attendance was:

- Cheri Curtis, Marchetti & Weaver, LLC

### Call to Order

The Meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Pohl at 6:00 p.m. noting a quorum was present.

### Changes to Agenda

Director Pohl suggested serving appetizers for Board meetings since the meetings start at 6:00 p.m. There were no additional changes.

**Public Input** There was no public comments.

### Minutes

The Board reviewed the February 7, 2018 meeting minutes. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the February 7, 2018 meeting minutes, as presented.

The March 21, 2018 Annual Member Meeting minutes were presented for comment. The minutes will be approved at the 2019 annual meeting.

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## COTTON RANCH HOMEOWNERS' ASSOCIATION May 9, 2018 Board Meeting Minutes

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### **Valley Road Trees**

Paul Cada is a Cotton Ranch owner and works for the Town of Vail. Mr. Cada provided information suggesting the Association not spray chemicals on the trees on Valley Road. Mountain Valley Ventures has been treating the trees for years and recommends the Association continue spraying the trees to keep them healthy.

The Board agreed to send a thank you to Mr. Cada for the input. A third opinion will be obtained from an arborist on the maintenance of trees in Gypsum. Colorado State University Extension office will be contacted for a possible third opinion. If that option is not viable, an RFP will be prepared for the 2019 landscaping season.

The Board had already approved the contract with Mountain Valley Venture for 2018 so the trees will be treated this year.

### **Park Locations**

The Board discussed possible locations for a park(s). Director Pohl presented the concept of a dog park to the west of the Villas. A foot bridge would be required to cross the creek and parking could be an issue.

The other options discussed included Parcel B that is owned by the District, the area on Legend Drive where the Sky Legend pumphouse is located, and adjacent to the Club House where the prior park was located. The Board discussed the advantages and disadvantages of each location.

An Action list will be created and park development will be added to the agenda for the next meeting.

### **Design Review**

#### **Terms**

Leah Mayer stated the Board is responsible for approving the terms for the DRC Committee. By motion duly made it was unanimously

**RESOLVED** to approve the DRC terms as presented.

Director Meister abstained from voting.

### **Community Liaison**

The Board is pleased with the Community Liaison reports. Mr. Miller requested permission to replace broken dog stations and missing baskets.

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## COTTON RANCH HOMEOWNERS' ASSOCIATION May 9, 2018 Board Meeting Minutes

---

Maintenance of the dog stations in the Villas was discussed. By motion duly made and seconded it was unanimously

**RESOLVED** to approve replacing and installing new dog stations with baskets at requested stations. The Board further agreed to service the dog stations in the Villas.

### **Rooms for Rent**

Ami Collar questioned whether the Association allowed rooms for rent in relation to the recent policy to not allow ADUs. The Board briefly discussed the issue and noted per the Declaration of Covenants, the Association can enforce parking issues related to renting out rooms. The Board agreed to table the discussion to a later meeting.

### **Construction on Sundays**

Ms. Miller has received complaints regarding construction on Sundays and requested clarification in relation to her role with the Association. Construction is not allowed on Sundays in Cotton Ranch and will be addressed by complaints only. The Board does not expect Ms. Miller to drive through the Community on Sundays. The rule only applies to homes being constructed that have not received their certificate of occupancy.

### **Collections**

The current report was reviewed. A few accounts are now current after receiving the demand letter threatening legal action.

### **Social Events**

The annual garage sale will be held on June 2, 2018. Additional notices will be sent prior to June 2.

The pool party will be held on July 7, 2018 at 12:00 p.m. A list of property owners will be provided since the pool will be open to users outside of Cotton Ranch. The Board expressed a desire to keep the pool open and to communicate with the Town of Gypsum the need for the community pool.

Breakfast with Santa will be discussed closer to the event.

### **CRMD**

Both pump houses are operating. One pump in the lower pumphouse failed and had to be replaced. There were problems with the Chatfield/Bartholomew Ditch and the water not reaching the Red Fox pond but the issue has been rectified.

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## COTTON RANCH HOMEOWNERS' ASSOCIATION May 9, 2018 Board Meeting Minutes

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**Financial  
Statements**

The March 31, 2018 financials were included in the packet. The 2018 budget included new heads on Cotton Ranch Road. The Board approved moving forward with the project.

**Accounts  
Payable**

The Board reviewed the accounts payable list. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the accounts payable list as presented.

**Accounts  
Receivable**

The Board previously reviewed the accounts receivable list.

**Executive  
Session**

There was no need for an executive session.

**Other  
Business**

Director Pohl purchased a card, gift certificate and bottle of wine for Jennifer Kirkland as a thank you for the time served on the Board. Director Pohl will be reimbursed by the Association for those costs.

**Adjournment** Upon motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the meeting of the Cotton Ranch Homeowners' Association Board of Directors this 9th day of May 2018.

Respectfully submitted,



Cheri Curtis  
Secretary for the meeting