
RECORD OF PROCEEDINGS

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

April 3, 2024

The Annual Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held April 3, 2024 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:

- Allan Barrows
- David Nordin
- Carrie Burtar
- Owen Lococo
- Shady VanMatre Blethen
- Gary Davis

Absent and Excused:

- Chris Meister

Also in attendance were:

- See attached PDF

Zoom Attendees:

- Lisa Kheloco
- Monica Kryzer
- Mark Walinsky
- Bratzo Horruitiner

Call to Order

The annual meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Allan Barrows at 6:00 pm, noting a quorum was NOT present.

Golf Course

An update was given by Blake Scott regarding the coming season.

- The town is planning to fix the broken parts and will budget for additional repairs in 2025.
- Dogs must be on leash at all times. Owners must pick up after their dogs.
- Cart path repairs are starting in a few weeks.

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- Golf course is open for the season, please use outer paths only.

Design Review

An update was given by Richard Thompson, Architectural Coordinator of the DRC.

Cotton Ranch Metro District

Chris Meister was unavailable for an update. Allan Barrows gave an update in his absence:

- Start up letter going out via email blast soon. Please spray your gate valves with PB blaster to free up the gate valve before trying to open this will help us with repairs. Available at any auto parts store.
- New Upper Pump House control equipment and pumps have been ordered and are being manufactured with a install date of Sept or Oct 2024
- Grundell Brothers New head gate and Parshal flume being installed in the next few weeks
- Metro ditches will be cleaned soon
- We are replacing gate valves starting this week
- Irrigation Pump House testing will begin in a few weeks

Compliance Liaison

Update was given by Owen Lococo. General policy is to talk to owners first, fine second. No current issues.

Expiration

Allan Barrows gave an update on the expiration, noting that enough votes were received and that the amendment passed on March 27, 2024.

Social Functions

Social events include a garage sale in June, Pool Party in July, and breakfast with Santa. Dates will be posted on the HOA website once they are scheduled.

Financial 2023 year end financials were reviewed

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Board

Elections 2 board positions are available. Chris Meister and Shady Van Matre Blethen indicated that they would run again. No other owners volunteered for the position. Upon motion duly made and seconded, it was unanimously
RESOLVED to appoint the two volunteers to the two open seats.

Public

Input Public concern was expressed regarding the following items:

- Discussion about possible pocket park in Sky Legend
- Questions regarding overgrown lots/weeds
- Questions about new CDs

Board

Meeting Wednesday, July 10, 2024

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 3rd day of April at 6:51pm.