

---

# RECORD OF PROCEEDINGS

---

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

January 12, 2022

A Regular Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Gypsum Colorado, was held January 12, 2022 at 6:00pm, 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:

- Ruth Powers
- David Nordin
- Karl Gunzelman
- Matt Mueller
- Beric Christiansen
- Owen Lococo

The following Directors were absent and excused:

- Michael Coggins

Also, in attendance were:

- none

### **Call to Order**

The regular meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by President Ruth Powers at 6:00 pm, noting a quorum was present.

### **Minutes**

The Board reviewed the June 29, 2021 meeting minutes. By a motion duly made and seconded it was unanimously

**RESOLVED** to approve the June 29, 2021 Regular Board meeting minutes

### **Design Review** Update was given by Owen Lococo

- Quiet right now
- Under construction – 240 Coyote, 325 Whitetail
- Final approved but construction on hold: 55 Lara
- Prelim approved: 6 Black Bear, 405 Red Fox, 1305 S. Legend

---

# RECORD OF PROCEEDINGS

---

---

## COTTON RANCH HOMEOWNERS' ASSOCIATION January 12, 2022 Regular Board Meeting Minutes

---

### Cotton Ranch Metro District

- Update – 2022 base rates: valley floor - \$82, Sky (custom) - \$41, Sky Traditional & Cottage - \$20.50 Villas - \$20.50
- Dave Nordin spoke on the hard work Chris Meister and Beric Christiansen had done on securing a new bond which will save all homeowners a few hundred dollars off their property tax bill each year

**Operations** The 2022 management proposal from Lococo and Company, LLC, by a motion duly made and seconded, it was approved 5 votes for and Owen Lococo abstaining

**RESOLVED** to approved the Lococo and Company, LLC 2022 proposal

Updates were given by Owen Lococo on Compliance Officer, Orten, Cavanaugh Holmes and Hunt collections, AMCOBI outstanding dues balances, which is \$0

Expiring board members terms were discussed (Lococo, Gunzelman, Christiansen)

Expiration of HOA documents was discussed and the board decided to explore the possibility of hiring a firm to lead this campaign to revise and extend the existence of these documents

**Financial** The board reviewed the HOA bank accounts and by a motion duly made and seconded, it was unanimously

**RESOLVED** to approve moving \$45,000 from checking to savings account and moving \$23,244 from Landscape account to savings account

Accounts payable list from June thru December 2021, that was sent to the board prior to the meeting, by a motion duly made and seconded, it was unanimously

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

- 2021 P & L budget vs actual, 2021 P & L, 2021 Balance Sheet were presented to the board

---

# RECORD OF PROCEEDINGS

---

---

## COTTON RANCH HOMEOWNERS' ASSOCIATION January 12, 2022 Regular Board Meeting Minutes

---

The proposed 2022 budget was presented, by a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the 2022 proposed budget, with the dues for the 2022 year staying at \$300 per year and there being a rebate of \$100 for 2022

**Annual Meeting** The annual meeting was set for Wednesday February 23, 2021 at 5:30, by a motion duly made and seconded, it was unanimously

**RESOLVED** to approve that date

**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 12<sup>th</sup> day of January at 7:00pm.