



Q&A from Cotton Ranch HOA Expiration Informational Meeting on 8/24

- 1. Will there be any changes to the HOA if we extend it?** No, we are seeking one and only one amendment to the governing documents and that is to remove the expiration date and have the HOA continue in perpetuity. Below is the excerpt from the Protective Covenants that we would like to amend:
Article IX - General Provisions, Section 2
Termination of Covenants. The covenants contained in this instrument shall terminate thirty years after the date of execution of this instrument, or at the time of final dissolution of the Association, whichever shall first occur. These covenants may be amended by a vote of two-thirds of the votes entitled to be cast by members of the Association at an annual or special meetings thereof, said vote to be cast at any meeting of the Members duly held in accordance with the Articles of Incorporation and By-Laws of the Cotton Ranch Homeowners' Association, provided a properly certified copy of the resolution of amendment is recorded in Eagle County, Colorado upon adoption.
- 2. How does this affect Sky Legend HOA? Does Sky Legend go away if Cotton Ranch goes away?** The expiration of the Cotton Ranch HOA affects all homeowners including those in Sky Legend and the other sub associations but it does not affect the Sky Legend HOA itself. The Sky Legend HOA is a separate entity governed by its own set of documents. Sky Legend does not have an expiration date.
- 3. How long do we have to get enough votes?** Proxy Forms are valid for a period of 11 months. We received our first Proxy Form on August 18, 2023. This means that Proxy Form will expire on July 18, 2024. That is our deadline to collect the 279 votes needed to pass this.
- 4. Do undeveloped areas of Cotton Ranch count in the votes?** No, only those lots and houses currently paying dues have voting rights. This means that we have 416 total properties that are allowed to vote.
- 5. Do Sky Legend owners vote on this matter?** YES! All Cotton Ranch homeowners, including all sub-associations, should absolutely vote. This includes Sky Legend, The Villas, and The Cottages.
- 6. How many votes do we need to pass the amendment?** We need 67% of the 416 homeowners to vote 'Yes' to extend the HOA. This means that we need 279 'Yes' votes to pass the amendment.
- 7. Can renters vote?** No, renters do not have voting rights. Only property owners can vote on the amendment.
- 8. Do the 141 lots up on the new conservation easement in Sky Legend have votes?** No, they do not.



9. **My wife and I both own the property, do we both need to complete a Proxy Form?**
No, only one Proxy Form per property is needed. However, if you own multiple properties, we need a Proxy Form for each property that you own.
10. **Will my dues increase if I vote 'Yes'?** No, Cotton Ranch is a limited HOA that is not subject CCIOA. This means that dues can never be increased. \$300 per year is the maximum the HOA can ever charge. Though the HOA can reduce dues in the form of a rebate as has happened the last two years.
11. **How long will we extend the HOA for?** The amendment we are proposing is to extend the HOA in perpetuity.
12. **Can you have a trailer for a home in Cotton Ranch?** Currently, the DRC guidelines prohibit this. However, if the Cotton Ranch HOA goes away, then there would be no additional restrictions on what type of homes would be allowed. Any homes that are allowed in Gypsum by the town, would be allowed in Cotton Ranch if the HOA expires. Cotton Ranch guidelines are much more strict than the town.
13. **What does the DRC do?** The Cotton Ranch DRC governs what can and cannot be built in Cotton Ranch. All new builds as well as exterior modifications on existing homes, must be given the stamp of approval from the DRC first. The town will not issue a Certificate of Occupancy without the DRC signing off on the build first.
14. **Does this have anything to do with the new House Bill 23-1105?** No, this has nothing to do with the new bill. The original governing documents, written in 1995, were drafted so that the Master HOA would expire 30 years after it was established.