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# RECORD OF PROCEEDINGS

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## Minutes of the Meeting Of the Members of Cotton Ranch Homeowners' Association

March 20, 2019

The annual meeting of the members of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 20, 2019 at 6:00 p.m., at the Creekside Grill in Cotton Ranch, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

### Attendance

The following Directors of the Association were present:

- Mike Brown
- Mike Coggins
- Jeanne Marie Cummins
- Steve Forster (2 Properties)
- Chris Meister (2 Properties)
- David Nordin
- Ruth Powers

Also in attendance were:

- Diane Kovalik, Marchetti & Weaver, LLC
- Cheri Curtis, Marchetti & Weaver, LLC
- Eric Weaver, Marchetti & Weaver, LLC
- Blake Scott, Gypsum Creek Golf Course
- Ben Montoya, Gypsum Creek Golf Course
- Property Owners:
  - Angela Beatty
  - Penny Bortz
  - Walter Burpee
  - Lisa Bystrom
  - Tristan Cada
  - William & Shawna Carson
  - Michael Chon
  - Beric & Linda Christiansen (2 Properties)
  - Joel Cummins
  - Gary Davis
  - Gregory & Kelly Doan
  - Larry Dutmer
  - Trina Ehrenberg
  - Lyn Anne Fitzpatrick & Tim O'Brien
  - Foley & Tim O'Brien
  - Karl & Linda Gunzelman (2 Properties)

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- Don and Leslie Harkins
- Tom Harned
- Jenny Hejtmanek & Doug Tremlay
- Paul and Cynthia Hunt
- Richard & Carol Jeffries
- Kelly Jones
- Rex Keep
- Justin Kirkland
- Owen Lococo
- Stephen & Patricia Manente
- Francis & Valerie Mcdonough
- Darrel Ochs
- Richard Parker
- Steve & Gail Peterson
- Phillip & Michelle Pfister
- Maureen & Ken Pomper
- John Rose
- Jerry & Robin Santoro
- George Sheram (2 Properties)
- Kay Small
- Karlene & Edward Spivak
- Diane & Richard Stovall
- Richard Thompson
- Mark & Margaret Walinsky
- Beth Wilson
- Kathleen Zepeda
- Villas at Cotton Ranch, Represented by JT Landreth
- Anne Panziere & Sonja Penny (Proxy for Owen Lococo)
- Charlie & Lorryn Bell (Proxy for Richard Thompson)
- Paul Court (Proxy for Owen Lococo)
- Susan Ludlow & Ed Abramson (Proxy for Owen Lococo)
- Helena Eertman (By Proxy for Owen Lococo)
- Donald Elm (Proxy for Steve Forster)
- Fred & Cinda Farinacci (Proxy for Owen Lococo)
- Lynn Gregg (Proxy for Jean Marie Cummins)
- Farrow & Bridget Hitt (Proxy for Owen Lococo)
- Michael Monaco (Proxy for Owen Lococo)
- James & Neshama Mousseau (Proxy for Jean Marie Cummins)
- Charles Nash (Proxy for Owen Lococo)

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- Nicholas Larsen (Proxy for Owen Lococo)
- David Pease (Proxy for Owen Lococo)
- Michael Pritchard (Proxy for Don Harkins)
- Erich & Sylvie Rifenburg (By Proxy for Jean Marie Cummins)
- James Shane (Proxy for Mike Brown)
- Dena Southerlan (Proxy for Owen Lococo)
- Kevin Squires (Proxy for Owen Lococo)
- Ileana Sutter (By Proxy for Jean Marie Cummins)

### Call to Order

The member meeting of the Cotton Ranch Homeowners' Association was called to order at 6:10pm. It was noted a quorum of the members was present either in person or via proxy

### Member Education

Mr. Weaver briefly reviewed the responsibilities of the Cotton Ranch Homeowners Association and provided member education to the attendees. The Association is responsible for the common area landscaping, sidewalk plowing, design review and covenant compliance.

### Approval of Meeting Minutes

Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the minutes of the 2015, 2016, 2017 and 2018 Annual Member Meetings.

### Election of Directors

Mr. Weaver explained that the terms of Mike Brown, Mike Coggins and Chris Meister were expiring, that none of them were planning to re-run, and opened the floor to nominations.

Beric Christiansen, Karl Gunzelman and Owen Lococo expressed interest in serving on the Board. No other nominations were made from the floor. As there were not more nominations that seats available, upon motion duly made and seconded, it was unanimously

**RESOLVED** to appoint Beric Christiansen, Karl Gunzelman and Owen Lococo each for 3-year terms

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### Community Updates

#### *Gypsum Creek Golf Course*

Blake Scott introduced himself as the new Director of Golf and Ben Montoya introduced himself as the Golf Course Superintendent. They provided an overview of plans for the upcoming season, noting that they are anxious to open the course as soon as the weather will allow.

#### *Compliance – Community Liaison*

Eric Weaver reviewed the 2018 Annual Compliance Summary prepared by Wendy Miller, Community Liaison, who was not able to attend the meeting. Ms. Miller sends a welcome letter to new homeowners and addresses known covenant violations via letters and hangtags with hopes to resolve ongoing issues in a neighborly manner.

The major covenant violations being addressed are parking, RV's, improperly stored items, and dog issues. Ms. Miller has also assumed responsibility of the dog stations.

#### *Community Survey Results*

Mr. Weaver reviewed the Cotton Ranch Fall 2018 Survey Results noting 132 responses with the majority of owners:

- Supported allowing guests of residents to park motorhomes and campers in owners driveways for up to one week
- Not supported the installation of speed humps on Cotton Ranch Drive
- Supported the change made to the Design Guidelines that allows fences on the valley floor
- Prefer an open space setting for a park compared to playground equipment

Richard Thompson expressed his opinion that the survey is misleading as the valley floor responses related to fencing includes both single family and multi-family responses. Karl Gunzelman stated there has been proposed changes to the DRC guidelines regarding fencing. Mr. Weaver stated there is a temporary hold on fences on the valley floor and action will be taken by the Board. Director Forster suggested all homeowners monitor the Cotton Ranch Website for updates.

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### *Real Estate*

Mr. Weaver reported that there were 35 sales from January 2018 thru March 2019. The average sales price is approximately \$593,454. There were 5 lot sales, with an average price of \$78,400.

### *Social Events*

The Cotton Ranch community garage sale is slated for Saturday, June 1. Notices will be published in the newspaper and information will be disseminated to the homeowners. The community pool party will be held on Saturday, July 6 from noon until 6pm. The pool is open to the public but food and drinks will be provided to homeowners only who will receive a wristband.

### *Common Area Maintenance and Sidewalk Plowing*

Mr. Weaver reported on the struggles with sidewalk plowing due to high snow levels, cold temperatures, and the learning curve with a new contractor. The 2019 snowplowing budget has been increased to allow for additional services. Landscape improvements are being considered and the Association will continue to contract with the Town of Gypsum for maintenance.

### *Short-term Rentals*

The Cotton Ranch legal documents do not forbid short term rentals. At the present time the Board has decided not to institute additional regulations, but simply strictly enforce the rules already in place to govern communal life. All the rules that apply to Cotton Ranch homeowners and residents apply to any person who is staying in your home, whether as a paying or nonpaying guest. Notices of the violations and/or fines will be levied in accordance with the guidelines.

### *District Update*

Director Meister gave a quick update on the Cotton Ranch Metropolitan District, which is primarily responsible for providing raw-water irrigation to the community and for a paying the debt service for bonds issued to finance the costs of the infrastructure of the community. A new filter is in place for this year and a new filter for the lower bench will be installed next year.

Sky Legend is currently using more water than called for in the augmentation plan and homeowners have been notified by mail of possible increases to their water bill should overuse continue. A public

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hearing concerning the proposed water rates is scheduled for Monday, April 8, 6pm at the Gypsum Rec Center. All homeowners are encouraged to attend.

### *DRC Update*

The Design Review Committee is working to update the current guidelines and there is a vacancy on the Committee. All exterior modifications need to be approved by DRC through Leah Mayer. The process for minor changes is easy and all documents can be found on the Cotton Ranch website.

### **Financial Report**

Mr. Weaver reviewed the financial report and the 2019 adopted budget with the attendees. Dues will remain at \$300 per property. Collection of delinquent accounts has improved dramatically due to retaining outside legal counsel to pursue delinquent accounts. The Association will once again retain the excess funds collected in 2018 over the amount expended to keep the funds from becoming taxable by the IRS.

Mr. Weaver briefly reviewed revenues and expenses for the Association, noting that capital reserves will be needed in the future for replacements to the irrigation system and other comment elements.

A property owner expressed concern about the total general & administration expenses being too high. Director Nordin stated all Board meetings are open to the community to review the budget in detail.

### **Homeowner Input**

A property owner stated he received a fine for trash on his vacant lot several years ago and requested an appeal process. Director Powers confirmed there is an appeal process through the Community Liaison.

Members of the community thanked the current Board and Mr. Weaver for their services and commitment to Cotton Ranch. Members were encouraged submit their email address through the Cotton Ranch website to receive updated community information.

### **Adjournment**

There being no further business to come before the members at this time, the member meeting of the Cotton Ranch Homeowners' Association was adjourned at 7:10pm.

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**COTTON RANCH HOME OWNERS ASSOCIATION**  
**March 20, 2019 Annual Member Meeting Minutes**

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Respectfully submitted,

Diane Kovalik  
Secretary for the meeting

Subject to Approval