
RECORD OF PROCEEDINGS

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

November 8, 2018

A Special Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held November 8, 2018 at 6:30 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
- Steve Forster
- Chris Meister
- Jeanne Marie Cummins
- Mike Coggins
- Ruth Powers

Also in attendance were:

- Leah Mayer
- Tim O'Brien
- David Collins
- Cheri Curtis, Secretary to the Meeting

Call to Order

The Special Meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Brown at 6:32 p.m. noting a quorum was present.

Changes to Agenda

No changes were presented to the agenda.

Minutes

The Board reviewed the August 7, 2018 Regular meeting and the September 20, 2018 Special meeting minutes. By motion duly made and seconded it was unanimously

RESOLVED to approve the August 7, 2018 Regular meeting and the September 20, 2018 Special meeting minutes, as presented.

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Board

Member Director Pohl informed the Board the sale of his house is scheduled to close later this month and this will be his last meeting. The Board agreed to appoint a replacement for Director Pohl's seat at the February meeting.

Snowplowing

Contract The 2018/2019 snowplow contract with Mountain Valley Ventures was presented for ratification. The cost will be \$85.00 per man hour and the sidewalks will be plowed at 2" or more accumulation. By motion duly made and seconded it was unanimously

RESOLVED to ratify the snowplowing contract with Mountain Valley Ventures.

2019 Meeting

Calendar The proposed 2019 meeting calendar was presented for discussion. The Board agreed to approve the 2019 meeting calendar as presented. The calendar will be added to the CottonRanch.org website.

DRC

The Design Review Guidelines establish the distance the set-back should be from the property lines. It was noted the set-backs are established from the facia board, and variances can be granted at the discretion of the DRC Board. Director Meister would like to establish a minimum distance between homes in Cotton Ranch and requested the "discretion of the DRC Board" be removed from the Design Guidelines to guarantee distances between homes. Mr. Collins requested something in writing stating this is no longer at the discretion of the DRC Board. Director Powers stated the issue is adjoining properties. The Board agreed any set-back variance would need to be approved by the HOA Board.

Dog Stations Property owners have requested additional dog stations. The Board agreed to install a new dog station at the corner of Timberwolf and Black Bear. The Board previously approved another dog station near the Villas at Cotton Ranch.

Covenant

Enforcement The Community Liaison reports were included in the packet and reviewed by the Board.

Collections The collection process is proceeding with the foreclosures filed on three properties and demand letters has been sent to two additional owner that

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did not bring their account current. If the owners do not respond to the demand letters the accounts will be pursued via a county court lawsuit.

Adoption of Policies

Director Powers is against adopting the CCIOA policies believing they are unnecessary. Director Brown suggested adopting the Conflict of Interest and Investment policies. Director Powers believes the proposed Policies need to be compared to the existing Bylaws to confirm there is not a conflict.

Director Brown understands the Association does not want to adopt duplicative or conflicting laws. Director Brown will discuss governance policies for associations that aren't subject to CCIOA with the Alpine Bank attorney. Director Powers agreed to compare the proposed Policies against the existing Bylaws.

Social Functions

The Board agreed to hold the Breakfast with Santa at the Creekside Grill in December.

Financial

The September 30, 2018 financials were reviewed, noting cash flows have improved with collection proceedings and additional properties added from the Villas at Cotton Ranch.

AP

The accounts payable list was reviewed. Director Meister questioned why the Association owed money to Sky Legend at Cotton Ranch. It was explained Cotton Ranch is responsible for the landscaping maintenance of the common areas in Sky Legend, which are performed using the same contractors as the front yards in Sky Legend for consistency.

AR

The accounts receivable list has been reduced to one page. The Association will continue collection efforts for any owner who is three years or more in arrears.

Short Term Rentals

Director Powers reviewed letter from an attorney on short-term rentals and agreed to present a policy for adoption at the next meeting.

Fall Survey

The preliminary survey results were reviewed. It was noted property owners were in favor of fences in Cotton Ranch and allowing recreational

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vehicles to stay for up to one week. The results of the survey will be presented at the Annual meeting.

65 Coyote The Board received a complaint regarding the landscaping at 65 Coyote. The Board agreed to table discussion on the complaint until the spring of 2019.

**Executive
Session**

By motion duly made and seconded it was unanimously

RESOLVED to enter into Executive Session at 7:37 p.m. for discussion purposes between the Association Board and the Design Review Committee.

The Board adjourned from the Executive Session at 8:18 p.m. with no action taken.

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 8th day of November 2018.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting