

---

# RECORD OF PROCEEDINGS

---

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

**March 28, 2016**

The annual meeting of the members of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 28, 2016 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
- Jennifer Kirkland
- Ruth Powers
- Tom Pohl
- Chris Meister

Also in attendance were:

- Matt Jones, Marchetti & Weaver, LLC
- Eric Weaver, Marchetti & Weaver, LLC
- Scott Berry, Creekside Grill
- Ben Montoya, Gypsum Creek Golf Course
- Property Owners:
  - Charles Bell
  - Penny Bortz
  - Larry & Sandi Britt
  - Paul & Tristan Cada
  - Tim Cashin
  - Beric & Linda Christiansen
  - David Collins
  - Debbie Darrough
  - Gary Davis
  - Tracey & Paul Dunkelman
  - Vicki Esposito
  - Don & Leslie Harkins
  - Robinette Hoppin
  - Robert Johnson
  - Eric & Melinda Johnson
  - Mark & Jolene Lehman
  - Justin Kirkland
  - John Lowry
  - Wendy Miller

---

# RECORD OF PROCEEDINGS

---

---

## COTTON RANCH HOME OWNERS ASSOCIATION March 28, 2016 Annual Member Meeting Minutes

---

- Charles & Gail Nash
- Barbara Nordin
- Darrel & Kathleen Ochs
- Tom Powers
- Jerry & Robin Santoro
- Kim Sargent
- George Sheram
- Harry & Edith Taylor
- Michelle Tousignant
- Ralph & Harriet Wohlt

### **Call to Order**

The member meeting of the Cotton Ranch Homeowners' Association was called to order. Although a quorum of the Members was not present, the items on the agenda were still presented to those present but no votes were taken on any matters.

### **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 2015 Meeting Minutes**

The approval of the minutes was tabled due to a quorum not being present.

### **Community Updates**

#### *Real Estate*

Mr. Jones reported that there have been 24 sales in 2015. Of the 24 sales, there have been 8 vacant lot sales averaging approximately \$56,000 and 16 home sales averaging approximately \$478,000, with a \$180 average price per square foot.

So far in 2016 three homes have sold at an average of \$450,000. Two homes are currently under contract, there are 8 current listings and 14 lots are currently listed with one of these under contract. On average we are seeing homes in the new assessment period 15% over the assessed value with the trend moving up.

---

# RECORD OF PROCEEDINGS

---

---

## COTTON RANCH HOME OWNERS ASSOCIATION March 28, 2016 Annual Member Meeting Minutes

---

The Sky Legend Developer is still working on preliminary reviews with the Town on the next phase and is looking to start infrastructure for Filing 3 during the fall.

### *Social Events*

During 2015 the Association held the 2<sup>nd</sup> annual summer BBQ and Pool Party to get owners together to socialize and meet their neighbors. This year the 3<sup>rd</sup> annual BBQ and Pool Party will be held on July 9<sup>th</sup>, 2016 Mr. Jones reported that the Association will also continue to hold the annual spring Garage Sale and Christmas Breakfast with Santa event. It was reported that an email blast will go out to all owners to collect addresses of those who would like to participate in the community garage sale. Any homeowners who would like to volunteer their time to assist with planning any of the above events are encouraged to contact Matt Jones.

Mr. Jones reported that WECMRD is coming back in 2016 to run the pool from Mid-June to Mid-August.

### *Common Area Maintenance and Sidewalk Plowing*

After discussions with the Town, the Board determined that it would be better to have one landscaper responsible for all the sod throughout the lower valley. The Town was granted the 2016 landscape contract for the common area for the Valley floor. The Board made this decision based off a slight savings as well a more consistent look throughout Cotton Ranch.

The entrance beds will still be maintained by Brush Creek Landscaping.

A new contractor was hired to maintain the dog stations because of several complaints and issues with the prior contractor. The new contractor will be checking the dog stations weekly. Please let Mr. Jones know if you see any issues or notice any dog stations full.

The same as in 2015, Gerber Tree and Lawn Care will be responsible for all the common area in Sky Legend. This has worked well for the last 2 seasons and will continue the same.

---

# RECORD OF PROCEEDINGS

---

---

## COTTON RANCH HOME OWNERS ASSOCIATION March 28, 2016 Annual Member Meeting Minutes

---

There were several issues with the sidewalk snowplowing during the 2015-2016 winter season so the Board will be requesting bids for a new contractor for the 2016-2017 winter season.

### *Compliance*

The main neighborhood compliance issues continue to be vehicle parking, RV & camper parking, trashcans being left in the streets, satellite dishes, trampolines, fencing and other unapproved miscellaneous home & lot changes.

The Board has asked that owners continue to use the free minor application form for any outside home modification and have it approved by the DRC Board before it is installed. These items include but are not limited to, home additions, painting, doors and windows, hot tubs installation and any outdoor modification that will change the appearance. The minor application form can be found on the front page of [www.cottonranch.org](http://www.cottonranch.org).

### **Gypsum Creek Golf Course**

Ben Montoya, the golf course superintendent, gave a brief presentation of updates the Town has made since purchasing the course. Ben reported that he has hired Robert Hayes as the new Golf Course Assistant superintendent.

### **Metro District Update**

Mr. 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.

Mr. Meister reported that the District will be burning the ditches and cleaning out the silt in order to clear out the ditches for the upcoming spring.

It was also reported that raw water irrigation system should be up and running by mid-April.

### **DRC Update**

The design review committee is currently being administered by architect Leah Mayer of LKSM Designs. She administers a 5 member board consisting of 3 full time members and 2 alternate members. The current board is as follows; Chris Bystrom, Larry Britt, David Collins,

---

# RECORD OF PROCEEDINGS

---

---

## COTTON RANCH HOME OWNERS ASSOCIATION March 28, 2016 Annual Member Meeting Minutes

---

Mark Lehman and Tim O'Brien. The members consist of both Sky Legend and Cotton Ranch owners and use separate design guidelines for each.

During 2015 the DRC reviewed 5 new homes and 21 minor application forms. The design review has been very busy recently with the new submittals from the Villas at Cotton Ranch on Black Bear.

### **Gypsum Fire Protection District**

Justin Kirkland, Chief of Gypsum Fire Protection District reported that the District will be holding a mill levy increase election on May 3, 2016. Mr. Kirkland gave an overview of the Gypsum Fire Protection District (GFPD) explaining that the GFPD was operating on a shoestring budget that could not be sustained, outlined the GFPD boundaries for service, that only 4 firefighters were on the payroll, and the volunteer crew was dwindling. Mr. Kirkland went on to detail that GFPD was asking for a 3.6 mills increase which would result in approximately a \$7 increase per month on a home valued at \$300,000. The total mil levy would be just over 10 mils and would be consistent with others in the area. It was reported that the mil levy increase would be used to replace outdated equipment, and to add much needed personnel. Mr. Kirkland answered several questions from home owners.

### **Association Website**

Mr. Jones briefly reviewed the information on the Association website which can be found at [www.cottonranch.org](http://www.cottonranch.org). The website contains all the Association documents, annual budgets, contact information, compliance information and other useful homeowner information. It is a combined site with the Cotton Ranch Metropolitan District and the Sky Legend at Cotton Ranch Association.

### **Financial Report**

Mr. Weaver reviewed the financial report and the 2016 adopted budget with the attendees. Dues will remain at \$300 per property and due to the number of foreclosures and owners with multiple lots, collection rates continue to be an issue but are improving. Mr. Weaver explained that with no quorum present to act otherwise, the Association will once again retain the excess funds collected in 2015 over the amount expended to keep the funds from becoming taxable by the IRS.

---

# RECORD OF PROCEEDINGS

---

---

## COTTON RANCH HOME OWNERS ASSOCIATION March 28, 2016 Annual Member Meeting Minutes

---

### Homeowner Input

It was reported that the Town of Gypsum will hold a town council election on April 5, 2016.

The old Golf Course lift between the valley floor and Sky Legend doesn't comply with current elevator rules and will be removed by the Town.

Various homeowners spoke on issues relating to snow plowing of the sidewalks, neighborhood email notifications, fencing, RV and trailer compliance, and other matters.

There was discussion on the dog station maintenance. Several owners mentioned sending out a reminder to all homeowners to pick up after their pets.

### Adjournment

There being no further business to come before the members at this time, upon motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the member meeting of the Cotton Ranch Homeowners' Association this 28<sup>th</sup> day of March, 2016.

Respectfully submitted,



Matt Jones  
Secretary for the meeting