
RECORD OF PROCEEDINGS

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

June 29, 2021

A Regular Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Gypsum Colorado, was held June 29, 2021 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 via zoom
- Michael Coggins
- Karl Gunzelman
- Matt Mueller
- Owen Lococo

The following Directors were absent and excused:

- Beric Christiansen

Also, in attendance were:

- Richard Thompson
- Lin Gunzelman
- Amy Collier
- Jay Carlson
- Eric Johnson

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 January 25, 2021 meeting minutes. By a motion duly made and seconded it was unanimously
RESOLVED to approve the January 25, 2021 Regular Board meeting minutes

Design

Review

Richard Thompson was re-appointed to a 2yr term
Update was given by Richard Thompson, DRC committee member
Jay Carlson was appointed to the DRC by the CRHOA board

Cotton Ranch Metro District

Dave Nordin gave an update, things are running smoothly

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COTTON RANCH HOMEOWNERS' ASSOCIATION January 25, 2021 Regular Board Meeting Minutes

Operations The election of a board treasurer, by a motion duly made and seconded, it was unanimously
RESOLVED to appoint Michael Coggins to the treasurer position

Updates were given by Owen Lococo on Compliance Officer, Orten, Cavanaugh Holmes and Hunt collections, AMCOBI outstanding balances

Financial Accounts payable list, 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

- P & L budget vs actual was presented to the board
- All UMB accounts are closed and the money is at Alpine bank

Other Matters

Pool Party – Saturday July 10th 12-4pm at clubhouse pool, Michael Coggins, Matt Mueller and Ruth Powers have volunteered to work, take attendance and hand out wrist bands

Valley Rd tree trimming – the board has approved the trimming of the lower branches of the Valley Rd trees by Mountain Valley Ventures at a projected cost of \$9 -10K, by a motion duly made and seconded, it was unanimously

RESOLVED to approve the tree trimming by MVV

Declaration of Covenant expiration – it was decided that a meeting would be set sometime in September to discuss this issue only.

Board Meeting - the next meeting - TBD

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 29th day of June at 7:00pm.