
RECORD OF PROCEEDINGS

Minutes of the Annual Meeting Of the Homeowners of Cotton Ranch Homeowners' Association

February 23, 2021

An Annual Meeting of the Homeowners of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held February 23, 2021 at 6:15 p.m., via zoom, 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, 2021
- Jean Marie Cummins, 2021
- Karl Gunzelman, 2022
- Beric Christiansen, 2022
- Owen Lococo, 2022
- David Nordin, 2023
- Michael Coggins, 2023

Also in attendance were:

- Sarah Braucht
- Craig Brown
- Carrie Burtar
- Kathy Burpee
- Ami Collar
- Gary Davis
- Suzanne and Dan Delaney
- Fred Farinacci
- Debra Hanna
- Robinette Hoppin
- Jeremy H
- Mindy Johnson
- Lisa Kheloco
- Monica Kryzer
- Chris Meister
- Shelly Mills
- Bill Musolf
- Matt Mueller
- Sue and David Reid
- Erika Salvador
- Jim Stewart
- Romina Shane
- Steve Shane
- Richard Thompson
- Michelle Tousignant

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- Kathleen Zepeda

Call to Order

The Annual meeting of the Homeowners of Cotton Ranch Homeowners' Association was called to order by Director Ruth Powers at 6:15 pm, noting a quorum was NOT present.

Minutes

The 2019 & 2020 Annual meeting minutes were not approved due to a lack of quorum

Design Review

An update was given by Richard Thompson of the various projects underway. He also noted that a position was available on the board and the DRC will be sending the CRHOA board a recommendation soon

Cotton Ranch Metro District

Chris Meister, Metro board president, gave an update and overview on the Metro District. He mentioned that the town was going to drain ponds #1 & 2 very soon and dig them out. These ponds supply irrigation water to all of Cotton Ranch. Hopefully this work will be completed by April 10th allowing for the Metro to start water openings around April 15th.

Compliance/Liason

An update was given by Owen Lococo, noting things seem to be going pretty well. Owen mentioned the dog waste pickup throughout Cotton Ranch must be done by owners. Dog control and waste pick up on the golf course is crucial to off season access.

Social Functions

The following social functions were addressed:

- Community Garage Sale in June
- Pool Party July, if pool opens
- Santa breakfast in December
- Dates to be on website calendar
- The need for volunteers to help with events

Election of Board Members

The following person were elected to the 2 expiring terms

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- Ruth Powers, to 2024
- Matt Mueller, to 2024

Financial

- An overview of the 2020 year end financials was given
- An overview of the board approved 2021 budget was given
- Outstanding balances is the lowest in several years and overdue balances are being pursued per the collection policy

Public Input

Various questions were presented by homeowners and addressed by Owen Lococo and the board

- Cotton Ranch entries
- Valley Road irrigation
- Collections

Board Meeting

the next Board meeting is TBD

Adjournment

Upon motion duly made and seconded, it was unanimously **RESOLVED** to adjourn the Annual meeting of the Cotton Ranch Homeowners' Association Homeowners this 23rd day of February at 7:00pm.