
RECORD OF PROCEEDINGS

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

November 12, 2014

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held November 12, 2014 at 6:00 p.m., at the Gypsum Creek Grill, Gypsum, 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:

- Pat Gates
- Larry Britt
- Ruth Powers
- Larry Brooks

The following Directors were absent and excused:

- Mike Brown
- Tom Pohl

Also in attendance was:

- Laura Hughes, Compliance Officer
- Matt Jones, Marchetti & Weaver, LLC

Call to Order

The Meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Brooks at 6:00 p.m. noting a quorum was present.

Public Input

No Public.

Compliance Review

Laura Hughes, the Association Compliance Officer, joined the meeting to go over 2014 compliance issues. Included in the Board packet was a summary of violations from 2014. The majority of the compliance issues are trash cans, trailers/RVs, trampolines and unsightly yards.

Also included in the Board packer was the compliance officer agreement of services for 2015. The Board briefly reviewed the rates and the details. Laura reported that it was very hard to patrol twice a month and keep the compliance consistent so in 2015 she has proposed to move to patrolling once a week instead of every

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION November 12, 2014 Board Meeting Minutes

other week. The Board is concerned with the increased cost but agreed that having consistent weekly patrols will make the process run smoother and is in the best interest of the Association.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the proposal for \$650 per month for 12 months for patrolling on a weekly basis.

2015 Calendar

The Board briefly reviewed the meeting calendar for 2015. The next board meeting is scheduled for February 18th and that meeting the Board will look to approve the prelim calendar for 2015.

Minutes

The Board reviewed the two sets of meeting minutes presented in the board packet. Due to Director absences there was not three board members present who were at the last two meetings so the approvals were tabled until the next meeting.

Sidewalk Snowplowing

Mr. Jones reported that Brush Creek submitted their proposal to plow the sidewalks during the 2014-2015 winter. The Board questioned the increase from last winter's contract and reviewed the extra plowing that was required in 2013. Included in the packet was the monthly contract price that included a max expense amount. The Board briefly reviewed the language in the contract and requested the section about the fuel surcharge be removed from the proposal.

After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve the Brush Creek sidewalk snowplowing contract at a monthly amount of \$1,200 for a total of \$6,000 for the 2014/2015 winter with the one change in the contract mentioned above.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION November 12, 2014 Board Meeting Minutes

Social Events

Mr. Jones reported that the Association will hold a Breakfast with Santa event at the Creekside Grill during December. Mr. Jones reviewed the Saturday's that the event could be held. After discussion Mr. Jones was directed to email out to the Board 2 possible dates for the event and check with the Creekside Grill and Santa to make sure the date chosen will work for all the parties involved. Mr. Jones will follow up with the Board to determine a date.

Mr. Jones reported that the social events have historically been an Easter event, a Garage Sale event and the Christmas event. The Board discussed what events make the most sense and determined that they would like to keep holding the Christmas event and Garage Sale event but would like to cancel holding the Easter event because the Town of Gypsum already does an event and replace it with a Summer Pool Party BBQ event similar to what was held in 2014. Mr. Jones will review dates and see what will work best for holding a Summer Pool Party BBQ event during the summer of 2015 and work on coordinating early in the spring.

Cotton Ranch Metropolitan District Update

Mr. Jones gave a brief report regarding activity at the Cotton Ranch Metropolitan District including:

- The 2015 Budget has been adopted with the bottom tier water rate being increased from \$60 to \$62.
- The District is anticipating water system repairs during 2015.
- Water Tap Fees have been increased from \$2,500 to \$2,600.
- The Metro District will begin billing the Association for water used to irrigate the landscaping along Valley Road in 2015.

Design Review Committee Update

Mr. Jones reported that there are 7 private homes & the 11 acre parcel currently in the Design Review Committee review process. Most of the homes are in the construction phase with a few still in the planning stage.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION November 12, 2014 Board Meeting Minutes

Accounting/Admin Engagement Letter

Mr. Jones presented a new engagement letter as Robertson & Marchetti, P.C. has changed to Marchetti & Weaver, LLC. The engagement letter provides clarification of the duties of Marchetti & Weaver, LLC. By motion duly made and seconded it was unanimously

RESOLVED to approve the engagement letter with Marchetti & Weaver, LLC.

Financial Statements

Mr. Jones presented the September 30, 2014 financials and reported that the forecast has been updated with all known variances to the original budget. The Board had no questions. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve September 30, 2014 financials

Accounts Receivable

The Board briefly reviewed the accounts receivable list with nothing more to report.

Accounts Payable

The Board reviewed the accounts payable list. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable list as presented

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 12th day of November, 2014.

Respectfully submitted,



Matt Jones
Secretary for the meeting