
RECORD OF PROCEEDINGS

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

November 6, 2013

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held November 6, 2013 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:

- Larry Britt
- Larry Brooks
- Mike Brown
- Beric Christiansen
- Pat Gates
- Tom Pohl

The following Directors were absent and excused:

- Bruce Penman

Also in attendance were:

- Justin Kirkland, Cotton Ranch Homeowner
- Michael Grossman, Cotton Ranch Homeowner
- Robinette Hoppin, Cotton Ranch Homeowner
- Lana Gallegos, Town of Gypsum
- Laura Hughes, Cotton Ranch Compliance Officer
- Matt Jones, Secretary for the Meeting

Call to Order

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

Public Input

Homeowner Michael Grossman joined the meeting to report that he has been working with the Town of Gypsum in regards to a single family home at 160 Mara Court which has been converted to a multi-family home with several separate renters. Lana Gallegos from the Town of Gypsum reported that they are looking at getting a search warrant to confirm that there are separate renters in the home and are working with the town attorney in order to resolve the issue.

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The Cotton Ranch Board was in full support of assisting the Town to get the owner to cooperate and follow the zoning rules. The Board has requested that a letter be sent to the Town encouraging the investigation of the 160 Mara court.

Mr. Jones will follow up with Lana and give her any additional information requested.

Compliance

Laura Hughes the neighborhood compliance officer joined the meeting to briefly meet the board members and go over any problem areas she has had during compliance patrol over the last few months. She reported the main compliance issues continue to be parking, trash cans left at the street and non-approved fences and trampolines. So far most homeowners have been cooperative to correct any compliance issue once they have been given a warning.

2014 Calendar

The Board reviewed the proposed meeting calendar for 2014. The Board briefly reviewed the schedule and decided to make a few changes. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve the 2014 Board meeting calendar with meetings to be held at 6:00 p.m. at Creekside Grill (If available) on February 12th, May 7th, August 6th, November 5th and an Annual Homeowner meeting to be held on March 25th.

Minutes

The Board reviewed the meeting minutes presented in the board packet.

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

RESOLVED to approve the July 31, 2013 minutes as presented.

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Board Member Elections

The Board briefly reviewed whose seats are up at the 2014 Homeowner annual meeting. Two 3 year terms for Beric Christiansen and Tom Pohl will be up at the March 2014 annual meeting.

Breakfast with Santa

Homeowner, Robinette Hoppin joined the meeting to review the Breakfast with Santa event that is held in December. The Board briefly reviewed a possible date and reviewed how much was in the social event budget. After discussion the Board would like to move forward with the event and would like to schedule it for December 14th from 10am - 12pm. Mr. Jones will coordinate with Robinette and Santa to confirm the date and time will work. Once confirmed an email blast and flyers will be posted to make homeowners aware of the event.

Brush Creek Landscaping Entrance Proposal

The Board briefly reviewed the state of the new Cotton Ranch / Gypsum Creek sign that was installed by the Town. Everyone was pleased with the sign but the plantings that were removed to install the sign have not been replaced. Mr. Jones reported that he has included a bid to have Brush Creek come in and install new plantings in the beds in front of the sign. The Board briefly reviewed the bid but the consensus was that they would like to hold off on spending until a decision has been made on the irrigation project for the Valley Road trees. The Board would like to table the Entrance landscaping until the spring.

Cotton Ranch Common Area Landscaping & Dog Station Maintenance

Mr. Jones reported that he included two common area landscaping bids for 2014. One bid includes the Sky Legend common area and the other excludes the Sky Legend common area. The Sky Legend Board has been working with Gerber Tree and Lawn Care to see if he can include the Sky Legend common area with the front yard maintenance contract at a cost savings to everyone. As of this

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meeting Mr. Jones had not received back the Sky Legend front yard maintenance bids, so the Board has tabled this discussion until the February meeting along with the approval of the dog station maintenance and the 2014 budget.

Sidewalk Snowplowing

Mr. Jones reported that 3 contractors submitted bids for the snowplowing of the Cotton Ranch and Sky Legend sidewalks. Included in the pack was a summary comparison showing the price per plow and a monthly contract amount. The Board briefly discussed the prices and the current contractor.

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

RESOLVED to approve the Brush Creek sidewalk snowplowing contract at an monthly amount of \$800 for a total of \$4,000 for the 2013/2014 winter.

Collection Policies

Included in the board pack was an updated collection policies drafted by the Association attorney that is required of all Associations. The Board didn't have time to review the document so the Board has asked to table the policies approval until the February meeting.

Cotton Ranch Metropolitan

District

Chairman Pohl reported that the Cotton Ranch Metropolitan district is currently working on restructuring the current bonds in order to produce significant savings to all owners. The bond restructure deal is scheduled to close on December 2nd.

It was also reported that the raw water irrigation system has been fully blown out for winter.

Design Review Committee

Director Britt reported that the committee has seen a lot of minor application forms come through. The Board briefly discussed the repainting of homes and garages and would like to review and address the minor application form at the annual meeting.

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Director Britt reported that there were 4 private owned homes that our currently going through the DRC approval process.

Mr. Jones reported that he had spoken with Pauls Corp in regards to the status of the homes they currently have under construction. There are currently 9 homes under construction. Of the 9 homes 4 are under contract with the remaining 5 still listed for sale.

Financial Statements

Mr. Jones presented the September 30, 2013 financials. The forecast has been updated with all known variances to the original budget.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve September, 2013 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

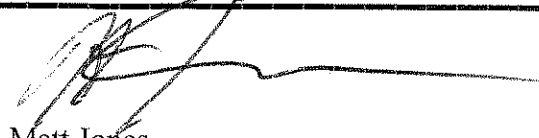
Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Cotton Ranch Homeowners' Association Board of Directors this 6th day of November, 2013.

Respectfully submitted,

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Matt Jones
Secretary for the meeting