
RECORD OF PROCEEDINGS

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

March 20, 2017

The annual meeting of the members of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 20, 2017 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
- Mike Coggins
- Jennifer Kirkland
- Steve Forster
- Ruth Powers
- Tom Pohl
- Chris Meister

Also in attendance were:

- Matt Jones, Marchetti & Weaver, LLC
- Eric Weaver, Marchetti & Weaver, LLC
- Ben Montoya, Gypsum Creek Golf Course
- Property Owners:
 - Janice Buckelew
 - Charles Bell
 - Lisa Bystrom
 - Paul & Tristan Cada
 - Tim Cashin
 - Michael Chon
 - Ani Collar
 - David Collins
 - Kenneth & Lara Cunning
 - Debbie Darrough
 - Gary Davis (By Proxy)
 - Don Dotson
 - Ruth Dukart
 - Larry Dutmer
 - Trina Ehrenberg
 - Vicki Esposito
 - Chris Forman
 - Karl Gunzelman
 - Joan Harned

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- Eric & Melinda Johnson
- Carter Keller
- Mark & Jolene Lehman
- Justin Kirkland
- Karl & Sarah Mertens
- Wendy Miller
- Darrel Ochs
- Anna Policastri
- Tom Powers
- Jerry & Robin Santoro
- Edward Spicak
- Kathryn Streger
- Villas at Cotton Ranch, Represented by JT Landreth

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 Meeting Minutes The approval of the 2015 and 2016 meeting minutes was tabled due to a quorum not being present.

Election of Directors Mr. Weaver explained that the terms of Ruth Powers and Tom Pohl were expiring and opened the floor to nominations. Both Ruth and Tom stated that they would be interested in serving for another term and with no other nominations received they were elected to 3 years terms by acclamation.

Community Updates *Gypsum Creek Golf Course*
Ben Montoya, the golf course superintendent, informed members the golf course is in the middle of a two-year irrigation project. The

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mainlines were completed in 2016 and the second phase is scheduled to be completed by May 31, 2017. The golf course has been open for the last month.

Real Estate

Mr. Jones reported that there were 24 sales in 2016. The average sales price is approximately \$487,000, with an average price at \$205 per square foot. There were four lot sales, two in Cotton Ranch Valley Floor and two in Sky Legend with an average price of \$57,500.

Social Events

During 2016 the Association held the annual summer BBQ and Pool Party to get owners together to socialize and meet their neighbors. This year the annual BBQ and Pool Party will be held in July again. 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.

Common Area Maintenance and Sidewalk Plowing

Mr. Weaver reported that the Town was again granted the 2017 landscape contract for the common area for the Valley floor, that the entrance beds will continue to be maintained by Brush Creek Landscaping, that the same contractor will be maintaining the dog stations, and that Gerber Tree and Lawn Care will continue to be responsible for all the common area in Sky Legend.

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. Owners were reminded of the free application process through the Design Review Board for minor home modifications.

Speeding continues to be a problem and owners suggested the Town consider installing speed humps to slow traffic.

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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.

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

DRC Update

During 2016 the DRC reviewed 16 homes and 21 other minor revisions. The Villas at Cotton Ranch continue to keep the DRC busy with new submittals.

Financial Report

Mr. Weaver reviewed the financial report and the 2017 adopted budget with the attendees. Dues will remain at \$300 per property. 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 2016 over the amount expended to keep the funds from becoming taxable by the IRS.

Homeowner Input

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

Adjournment

There being no further business to come before the members at this time, the member meeting of the Cotton Ranch Homeowners' Association was adjourned.

Respectfully submitted,



Eric Weaver
Secretary for the meeting