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# RECORD OF PROCEEDINGS

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

August 1, 2012

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held August 1, 2012 at 6:00 p.m., at the Gypsum Creek Clubhouse, 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
- Beric Christiansen
- Robinette Hoppin
- Bruce Penman
- Tom Pohl

The following Director was absent and excused

- Larry Brooks

Also in attendance were:

- 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 6:05 p.m. noting a quorum was present.

### Public Input

Nothing reported.

### 2012 Calendar

The Board reviewed the calendar for 2012, noting the approved remaining meeting date of November 7th. At this meeting the Board will look to approve the Budget and schedule the 2013 Board meetings and 2013 Annual meeting.

### Vacant Board Seat

The Board has one vacancy and Mike Brown, an owner in Sky Legend, has shown interest in the seat. Chairman Pohl has given a summary of Mike Browns qualifications to sit on the Board. Director Christiansen nominated Mike Brown for the vacant seat on the Board. After discussion and by motion duly made and seconded it was unanimously

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**RESOLVED** to appoint Mike Brown as a new Cotton Ranch Homeowners' Association board member for a term through the March 2013 annual meeting.

### **Minutes**

The Board reviewed the meeting minutes presented in the board packet. Chairman Pohl had one small change in regards to the maintenance of the flower pots along Cotton Ranch Drive. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the May 2, 2012 minutes with the change noted above

### **Website**

The Board briefly reviewed the documents included on the website. The board requested adding community links and information section to website and Chairman Pohl had a few small grammar corrections.

### **Tree Spraying and Replacements**

Director Penman reported that there was something killing the top of the Spruce trees south of Vicksburg. It was reported that these trees are the responsibility of the Golf Course. No further action was required from the Board.

### **Valley Road Berm Irrigation**

Mr. Jones reported that the berm irrigation was not functioning due to a solar irrigation panel being painted over by the Town which caused the irrigation timers not to work. The problem has been resolved and the berm irrigation is back up and running.

### **Ground Squirrels**

Director Penman reported that he has seen more ground squirrels than in the past and has spoken with a neighbor on Black Bear who also works for the Colorado Wildlife Management. Director Penman reviewed several solutions that were included on the website that his neighbor forwarded. The Board requested adding a link on the website to the page and passing on the information to the Golf Course as well.

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### **Common Area Landscaping**

The Board briefly reviewed the current state of the common area landscaping. It was reported that there is still an issue in regards the Town and the common area landscaper and who is responsible for certain areas along Cotton Ranch Drive. The Board also felt the entrance could be given a little more attention to detail as several of the Valley road trees have weeds in the tree wells and the flowers at the entrance don't look as good as in the past.

After discussions, the Board would like to schedule a walk through with the Brush Creek and any Board members of the Cotton Ranch, Sky Legend and the DRC who would like to join. In this meeting the Board would like to review the items mentioned and also review the Valley Road trees for a future replacement plan. Mr. Jones will coordinate a meeting and report back at the November Board meeting.

### **Sky Legend Common Area**

It was reported that the Sky Legend Board would like to review the possibility of having their contractor take over the common area landscaping on the upper mesa. Currently the Cotton Ranch Board contracts the common area maintenance and Sky Legend Board contracts their front yard maintenance. In order for conformity and the possibility of a savings they would like to bid out the common area landscaping and front yard landscaping for all of Sky Legend together. Overall the Cotton Ranch Board was fine with this approach as long as it costs the same or less than the total of the current common area contract. Mr. Jones will report back from the Sky Legend Board once bids have been received to determine if this will work out better for both Associations.

### **Town Liaison Updates**

Chairman Pohl reported that at the last Cotton Ranch Metropolitan District meeting water restrictions were discussed but no restrictions are currently in place. As a reminder, please let other owners know to report any leaks in their system or in the common area and also to try and conserve water as it will cost everyone more if water rates have to be increased.

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Chairman Pohl reported that he spoke with the Town and they will be adding rock and hydro-seed to the area were the 10<sup>th</sup> tee pond was located.

Chairman Pohl reported that he had spoken to the Town about correcting the issues that the Stovalls at 30 Lara place mentioned at the May meeting. The Town reported that they will assist in cleaning up the weeds and will work on the trash issue by adding trash cans near the cart path and reminding golfers to not through trash out of their carts.

### **Design Review Committee Update**

It was reported that three Pauls Corp homes have sold in the \$375K to \$400K range and three more are under construction as spec homes with an estimated price in the lower \$400K range. After the spec homes are complete, Pauls Corp has 8 more vacant lots that they hope to break ground on before year end.

The Board briefly reviewed the minor design change application form. Overall most homeowners are using the form and sending all changes through the Design Review Committee. It was reported that homes up in Sky Legend were never painted well to begin with and recently several owners have decided to repaint. The Board would like to continue to remind owners that if you are going to repaint your home it needs to get approval through the DRC before it is painted. The Board requested that this be added to the FAQ's on the website.

During the compliance discussion the Board reviewed the fire danger brought on by this year's drought. The Board briefly reviewed landscaping and making sure to have fire defensible space so that fires don't spread as quickly. The Board asked if it was possible to have a fire marshal join the annual meeting to briefly discuss with homeowners. Mr. Jones will follow up when it gets closer to the Annual Meeting date.

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### **Erickson Fence Compliance**

Director Britt reported that Ms. Erickson has taken down the fence. The outstanding balance on Ms. Erickson's account is a result of the fines placed for the non-compliant fence and until now she has made her payments on time. After discussion and upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve waiving all fines associated with the fence but to charge all legal and administrative fees that the Association incurred for dealing with the non-compliant fence back to Ms. Erickson.

Mr. Jones will follow up with AMCOBI and get Ms. Erickson a new statement sent out.

### **Compliance Update**

Director Britt reviewed recent compliance issues and reported everything is going well but the primary compliance issues continue to be trampolines, satellite dishes and parking. It was reported that overall most homeowners are complying to the Association rules once they are sent a warning.

It was reported that there is a pile of debris at the former home of the Helmerings at 350 Black Bear. Mr. Jones reported that the home is bank owned and he will follow up with the bank contact in order to get the lot cleaned up.

It was reported that there is a non-compliant trampoline at 370 Whitetail. Mr. Jones reported he thought the owner had sent a minor application form to the DRC to get it approved. Mr. Jones will follow up with the DRC administrator to see where it stands.

### **Financial Statements**

Mr. Jones presented the June 30, 2012 financials noting that dues collections are behind budget but expenses are favorable to budget. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve June 30, 2012 financials

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### Accounts Receivable

The Board reviewed the accounts receivable list, noting that several accounts were turned over to the collection company. The Board reviewed the AR list and approved sending 3 additional owners who have significantly large balances to the collection agency. Before sending over, the Board has asked Mr. Jones to give one last attempt at contacting these three owners before sending over to collections. The Board had no further questions.

### 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 1st day of August, 2012.

Respectfully submitted,



Matt Jones  
Secretary for the meeting