

RECORD OF PROCEEDINGS

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

November 13, 2019

A Regular Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held November 13, 2019 at 6:00 p.m., at the Gypsum Creek Grill, Gypsum, 530 Cotton Ranch Road, 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:

- David Nordin
- Ruth Powers
- Beric Christiansen
- Karl Gunzelman
- Owen Lococo

The following Directors were absent and excused:

- Steve Forster
- Jean Marie Cummins

Also in attendance were:

- Linda Gunzelman
- Eric Johnson
- Michael Schneider
- Juan Esparza

Call to Order

The regular meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Ruth Powers at 6:00 pm, noting a quorum was present.

Board Members

Director Powers gave an update regarding the health of Director Steve Forster who remains in the hospital. She suggested the Board deal with this position/situation at the February meeting

Minutes

The Board reviewed the August 7, 2019 meeting minutes. By a motion duly made and seconded it was unanimously **RESOLVED** to approve the August 7, 2019 Regular Board meeting minutes

Public Input

Tenant Juan Esparza of 160 Mara, addressed the board regarding his situation with the lock off he rents from the homeowner. The board told him that lock offs/ADUs are not permitted in Cotton Ranch and that address was is violations of those rules. Juan would like terminate his lease and the board told him to also check with the town of Gypsum regarding the town's position on this matter

RESOLVED for the Board (Owen) will compose an email to send to Juan Esparza regarding the Board's position on ADUs in

Cotton Ranch.

Design

Review

An update was given by Karl Gunzelman, a DRC committee member, with regards to the LKSM resignation and turnover. He noted that the DRC committee had hired Owen Lococo on an hourly basis as administrative assistant. Also that the DRC was engaging architect, David Burns to work for the committee

DRC Guidelines were discussed and by a motion duly made and seconded, it was unanimously

RESOLVED to approve the new DRC guidelines

Eric Johnson, Sky Legend homeowner, recommended by DRC to become a primary member of the DRC board, by a motion duly made and seconded, it was unanimously

RESOLVED to approve the nomination of Eric Johnson as a primary member of the board for the DRC

As for the matter of the compliance deposit of \$15,000 for Sky Legend 392, 396 & 400, the DRC went forward with finishing the landscaping, based on the plan they approved for these units, by hiring Gerber Tree and Lawn Care. The balance left over, \$3750.58, from the \$15,000 deposit the DRC recommend not returning it since the builder, RGE Group, had failed to be in compliance and the DRC had to finish the project.

RESOLVED the Board agreed to support the DRC in not returning the deposit

Cotton Ranch

Metro District

Dave Nordin, Metro board member, gave an update on the Metro District. The irrigation system has been shut down and everything went well this past year. He noted that at the November 12 board meeting that the new rates for 2020 had been approved. These new rates increase the base rates for the Valley floor by \$2/month and for Sky Legend by \$1/month

Operations

An update was given by Owen Lococo, who was given authority by the board, to work on the transition from Marchetti & Weaver, who gave their resignation notice. Everything is moving forward regarding this matter.

The proposal by Owen Lococo to take over the management of Cotton Ranch HOA, previously done by Marchetti & Weaver, by a motion duly made and seconded it was unanimously

RESOLVED to approve the proposal by Owen Lococo to manage the HOA

Snow plow Contract with Mountain Valley Ventures for 2019 – 2020, by a motion duly made and seconded, it was unanimously

RESOLVED to approve the Contract with Mountain Valley Ventures

Compliance/Community Liason update was given by Michael Schneider of Vail Valley Property Management. This is the first time the board had met Michael Schneider who was hired by Marchetti & Weaver as a transition due to the Down Valley resignation. It was expressed to Michael Schneider, by Owen Lococo, the disappointment to his lack of response to repeated calls and emails along with the

to his lack of response to repeated calls and emails along with the lack of dog station service in the Villas. On the recommendation of Owen Lococo the board decided to relieve Vail Valley Property Management of his duties at the end of November and as of December 1st hire Dwight Winkelman. By a motion duly made and seconded, it was unanimously

RESOLVED to relieve Vail Valley Property Management at the end of November and as of December 1st hire Dwight Winkelman

Orten, Cavanaugh & Holmes 2020 rates, by a motion duly made and seconded, it was unanimously

RESOLVED to approve the 2020 rates

Traffic mitigation on Cotton Ranch, Timberwolf & Whitetail was presented by Karl Gunzleman. It was noted by the board that this was matter for the neighborhoods affected and to address this with the town of Gypsum

Discussion of Declaration of Covenants expiration, it was decided to address this at the next meeting

Financial October 31, 2019 financials were reviewed

Accounts payable by a motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable list as presented and have Ruth Powers sign checks

Accounts Receivable/Collections were reviewed

Board Meeting the next meeting was approved to be February 12 at 6:00 pm

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 13th day of November at 7:20pm.