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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

February 8, 2017

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held February 8, 2017 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:

- Tom Pohl
- Mike Brown
- Ruth Powers
- Mike Coggins
- Jennifer Kirkland

The following Directors were absent and excused:

- Steve Forster
- Chris Meister

Also in attendance was:

- 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 Pohl at 6:00 p.m. noting a quorum was present.

**Changes to  
Agenda**

There were no changes to the agenda.

**Public  
Input**

There was no public input.

**2017  
Calendar**

The Board reviewed the revised meeting calendar for 2017 with the Annual Meeting moved to March 20, 2017. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the revised 2017 meeting calendar as presented.

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## COTTON RANCH HOMEOWNERS' ASSOCIATION February 8, 2017 Board Meeting Minutes

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**Minutes** Upon review and by motion duly made and seconded it was unanimously

**RESOLVED** to approve the November 2, 2016 meeting minutes as presented.

### 2017

**Landscaping** Mr. Jones reviewed the proposed landscaping expense from the Town of Gypsum for the 2017 season. It was reported that the Town did a good job last season managing the turf and dealing with the repairs of the aging irrigation system. The price remained flat when compared to the season prior. Upon review and by motion duly made and seconded it was unanimously

**RESOLVED** to award the Landscaping Contract to the Town of Gypsum for the 2017 season.

### Sidewalk

**Snowplow** The Board reviewed the snowplowing to date. It was reported that at the beginning of the contract there was a miscommunication with the contractor which was resolved. The sidewalk snow plowing occurred promptly the remainder of the winter.

### Cotton Ranch Drive and Valley Road

**Irrigation** Mr. Jones reported that Director Meister was still working with a landscape architect to review and prepare plans to update the irrigation on Valley Road and on Cotton Ranch Drive.

### Design Review

**Guidelines** The most recent version of the Design Review Guidelines was included in the Board packet for review and comment.

### Social

**Events** The annual meeting will be held on March 20, 2017. The Community garage sale will be held on June 3, 2017.

### CRMD

Mr. Meister updated the Board on the status of the raw water irrigation system. The lower pump house now belongs to the District. The pumps were repaired or replaced in 2016 and maintenance was performed to update the outside of the building.

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The raw water irrigation system will be operating by May 15, 2017. The meters will be read in Sky Legend every other month during the irrigation season to find water leaks sooner.

### **Financial Statements**

Mr. Jones presented the December 31, 2016 financials. The 2017 budget was included for approval. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the December 31, 2016 financials and the 2017 budget.

### **Accounts Receivable**

The Board briefly reviewed the accounts receivable list.

### **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 8th day of February 2017.

Respectfully submitted,



Eric Weaver  
On Behalf of Matt Jones  
Secretary for the meeting