
RECORD OF PROCEEDINGS

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

October 1, 2014

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held October 1, 2014 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:

- Pat Gates
- Tom Pohl (via Telephone)
- Ruth Powers
- Larry Brooks

The following Directors were absent and excused:

- Mike Brown
- Larry Britt

Also in attendance was:

- Leah Mayer, LKSM Designs
- 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.

Public Input

No members of the public were in attendance.

Design Review Committee

Leah Mayer joined the meeting to review the design master plan for the 11 acre parcel to be developed on Blackbear and go over the variances that have been requested.

The Developer has requested a variance on the set back from each duplex and triplex being built. The current approved set back is a minimum of 10' while the Developer is asking for a 6.5' instead to allow space to fit all the approved lots on the parcel. The Board discussed the importance of the set back and building heights. Everyone felt the master plan on print looks good but want to make sure the Developer is held to the high standards presented in the

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plans. Currently the Developer is planning on building 1 duplex and 1 triplex to start the project and has requested the setback variance on these first two buildings. The Board reviewed and everyone was in agreement that the setbacks did not seem to be an issue but all want to make sure that all variances even if considered small are approved by the Association Board. Leah went through the master plan in detail. The Board felt like if they were to allow variations then the Developer should adhere to a building height not to exceed 30'.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the variance on the first 2 buildings as long as all the buildings in the master plan are to be held under 30' building height.

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 October, 2014.

Respectfully submitted,



Matt Jones
Secretary for the meeting