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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**

**May 4, 2016**

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 4, 2016 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
- Steve Forster
- Ruth Powers

The following Directors were absent and excused:

- Jennifer Kirkland

Also in attendance was:

- Mike Coggins
- Mike Brown
- Chris Meister
- Ben Montoya, Gypsum Creek Golf Course
- Tom Buzbee, Gypsum Creek Golf Course
- 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**

No public present.

### **Board Member Appointments**

It was reported that due to there not being a quorum at the Annual Meeting the Board would need to appoint new members to the Board for the 3 expiring 3 year terms. Mike Brown, Mike Coggins and Chris Meister all expressed interest in re-running for the

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Board. Upon a motion duly made and seconded it was unanimously

**RESOLVED** to appoint Mike Brown, Mike Coggins and Chris Meister to the Board for 3 year terms.

### Election of Officers

By motion duly made and seconded it was unanimously

**RESOLVED** to elect Director Tom Pohl as President, Director Ruth Powers as Vice President, Director Mike Brown as Treasurer, Director Mike Coggins as Secretary, and Director Steve Foster, Jennifer Kirkland and Chris Meister as Assistant Secretaries/ Assistant Treasurers.

### Golf Course Driving Range Net Improvements

Ben Montoya and Tom Buzbee from Gypsum Creek Golf course joined the meeting to review net improvements along the driving range. During the 2015 season the golf course saw 17,000 golf rounds with a significant increase from the prior year. With the increase of golf rounds there is an increase in probability of getting hit by errand golf balls. The current nets are low and do not block the golfers playing the golf holes that parallel the driving range. There have been a few accidents and the golf course is requesting to install larger nets along the east and north side of the driving range. Mr. Buzbee reviewed the size and type of netting that would be installed and passed out a few pictures giving examples. The poles for the netting were donated and the course will just have to purchase the netting. The poles are estimated to be up to 35' in height. Mr. Buzbee reported that in total the Town had spent approximately \$20,000 on driving range improvements to enhance the range. Upon review and by motion duly made and seconded it was unanimously

**RESOLVED** to approve the new golf course netting install with a maximum height of 35' feet tall.

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### **Golf Course and Swimming Pool Review**

Mr. Montoya gave a brief review of the recent work that had been done at the Course and at the Pool. He reported that the course has spent approximately \$300,000 on the irrigation system updates and continues to work to replace all the aging irrigation system. The Metropolitan District took ownership of the lower pump house on July 21<sup>st</sup>.

The Course had new trees donated and they will be planting them along the course over the next few months.

The Pool has received several upgrades and long term fixes to the pump room and several concrete fixes have been made along the pool deck.

### **Valley Road and Cotton Ranch Drive Landscaping**

Mr. Montoya gave a brief update on the common area landscaping. There have been several sprinkler head issues on Valley road and the golf course operations have been trying diligently to get the heads fixed and come up with a long term solution.

It was reported that all the mowing of the common area will take place on Thursday.

It was reported that there was a stuck sprinkler head at Coyote Place and the Board asked for Mr. Montoya to review this.

### **Cotton Ranch Drive Bridge Flower Pots**

Director Powers reported that the 4 flower pots are still on the bridge and she would like to see flower planted in them. She reported that she would be willing to water them if the Board would reimburse her for the flowers. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve reimbursing Director Powers up to \$200 for flowers to be installed in the flower pots on the bridge.

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### 2016 Calendar

The Board reviewed the proposed meeting calendar for 2016, noting the next regular board meeting being held on August 3<sup>rd</sup> and the final meeting of the year is scheduled for November 2<sup>nd</sup>.

### Minutes

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

**RESOLVED** to approve the February 10, 2016 meeting minutes, subject to minor modification on meeting attendees.

### Compliance

Mr. Jones reported that the compliance officer had been patrolling weekly and the main issues have been issues with owners not picking up after their animals and vehicle parking.

The board briefly discussed 160 Mara Court. Mr. Jones reported that the Town of Gypsum had been reviewing the possible zoning issue at 160 Mara court as neighbors reported the owner has been renting the home out as an apartment. After review and several visits to the property the Town reported that the home owner is in compliance of zoning and has satisfied all of the Towns requirements.

### Social Events

The Board reviewed the planned social events for 2016 and reviewed the calendar. Mr. Jones reported that the upcoming Neighborhood garage sale will be held June 4<sup>th</sup>. He will make sure to get notice to owners so they can be added to the advertisement in the Vail Daily.

It was also reported that the BBQ & Pool Party will be held on July 9<sup>th</sup>. Mr. Jones has coordinated with Creekside Grill for the food and refreshments and with WECMRD on securing life guards to watch the pool during the party.

### Cotton Ranch Metropolitan District

Director Meister provided an update on the activities of the Cotton Ranch Metropolitan District. He reported that the irrigation

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system is up and running. The lower bench was turned on April 24<sup>th</sup> and the upper bench followed on April 25<sup>th</sup>. The billing period runs from May 15<sup>th</sup> till October 15<sup>th</sup>.

Director Meister reported that they had turned down the pressure of the system to put less pressure on the aging raw water system. If you notice significantly lower pressure or leaks please contact Mr. Jones and he will facilitate getting it corrected.

### **Design Review Committee**

Mr. Jones reported that the Developer of the Villas at Cotton Ranch has all of the first phase (6 buildings) either complete or under construction. The Developer has paid all the required fees and deposits.

There are a few single family homes coming through the review process now and there should be approximately 3 under construction during the summer.

### **Financial Statements**

Mr. Jones presented the March 31, 2016 financials and balance sheet. It was reported that the forecast has been updated with all known variances to the original budget. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve March 31, 2016 financials

### **Accounts Receivable**

The Board briefly reviewed the accounts receivable list. Mr. Jones reported that he had been contacted by Scott Hovey of Cotton Ranch Properties who owns 4 lots in Cotton Ranch with large delinquent balances. The owner is requesting a 50% cut on the finance charges that have been accrued if he is to pay the lump sum to get the 4 lots current. Mr. Jones reported that he did own 5 lots originally and just recently paid the 5<sup>th</sup> lot off in full. Upon motion duly made and seconded, it was unanimously.

**RESOLVED** to approve waiving 50% of the finance charges on the remaining 4 lots as long as the owner pays

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the balance in full, and such credit would be subject to timely payment of 2017 and future years dues to avoid this situation from reoccurring in the future.

#### **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 4<sup>th</sup> day of May 2016.

Respectfully submitted,



Matt Jones  
Secretary for the meeting