
RECORD OF PROCEEDINGS

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

October 25, 2023

A Special Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held October 25, 2023 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:

- Allan Barrows
- Shady VanMatre Blethen
- Karl Gunzelman
- Owen Lococo
- David Nordin
- Beric Christiansen

The following Directors were absent and excused:

- Chris Meister

Also in attendance were:

In person - See attached sign-in sheet

Zoom Attendees:

- Monica Kryzer
- Sharon Loner
- Richard Valdez
- David Reid
- Karen Knapp
- Susan
- Michael
- Fred Farinacci
- Jessica Davis

Call to Order

The annual meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Allan Barrows at 6:04 pm, noting a quorum was NOT present. It was also noted that this meeting was going to have two parts - one in person, one on Zoom. People present for the in person portion were allowed to stay for the Zoom portion. Those who joined via Zoom were given a synopsis of the in person portion.

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Expiration

An update was given by Allan Barrows regarding the HOA Expiration in October 2025 and current vote count.

Proxy forms were counted and roll call votes were conducted at both the in person and Zoom portion of the meeting. There were 229 Yes votes at the time of the meeting. 279 are needed to pass the amendment.

Public Input

The following were questions were asked by owners:

- If we voted by mail, can we confirm you received it? Yes, please email cottonranchhoa@gmail.com to confirm
- Can we sign up to receive emails from the HOA? Yes, on the HOA website cottonranch.org
- Do we have a list of names of people that have not voted? Yes
- Why did people vote no? One person noted poor sidewalk plowing as their reasons, we did not have the chance to speak to others who voted no
- Are the people who have not voted empty lot owners or ones with houses? We do not have a breakdown of that, all owners are included on the same list
- Suggested telling owners that not voting is the same as a No vote
- How long is the extension of the HOA for? Indefinitely
- When is the actual deadline? October 2025
- Can Sky Legend form their own DRB if the HOA goes away? Not sure, will look into
- Why are water rates different? Not an HOA thing, owners should direct water related questions to the Metro District
- Is the Proxy Form only for this one issue? Yes
- Can we disband the HOA down the line? Yes, with 67% of owners agreeing to disband it
- Will dues stay the same? Yes, they can never exceed \$300 due the limited nature of the HOA
- Can you proactively reach out to owners to confirm that they voted? Not easily
- How many people were in attendance in person?

Board Meeting

TBD will be posted on the HOA website.

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Adjournment Upon motion duly made and seconded, it was unanimously

RESOLVED to continue the Special Meeting of the Cotton Ranch Homeowners' Association Board of Directors at a later date on this 25th day of October at 7:00pm.