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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**

**August 21, 2024**

The Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held August 21, 2024 at 6:00 p.m., via Zoom, 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
- David Nordin
- Carrie Burtar
- Owen Lococo
- Shady VanMatre Blethen
- Gary Davis
- Chris Meister

Other Attendees:

- Lisa Kheloco

### **Call to Order**

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

### **Design Review**

An update was given by Lisa Kheloco, administrator for the DRC. It was noted that the new build at 1305 S Legend has been completed. A new build at 230 Timberwolf has preliminary approval on a new build. All other projects are running smoothly.

### **Cotton Ranch Metro District**

An update was given by Chris Meister.

- Both pump houses are up and operating properly.
- Issue with lower pump house 2 that is being fixed tomorrow
- Water rights are good
- Not too much beaver damage, repairs are underway
- New website coming soon
- New board member, Allan Barrows

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## COTTON RANCH HOMEOWNERS' ASSOCIATION August 21, 2024 Board Meeting Minutes

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### **Compliance Liaison**

Update was given by Owen Lococo. Dwight is continuing to make rounds. Follows the policy of talking to owners first before sending any notices.

### **Operations**

Reviewed the response from the lawyers regarding ADUs in Cotton Ranch. Lawyers determined HOA governing documents do not restrict owners from having attached ADUs in Cotton Ranch. Cotton Ranch governing documents do restrict owners from having detached ADUs. All ADUs in Cotton Ranch must follow the Town of Gypsum guidelines.

Parking rules remain unchanged. Owners are limited to 3 cars per driveway. HOA has no authority over on street parking, that is the town's jurisdiction.

No restriction on lease length for rentals in Cotton Ranch. Certain subdivisions in Cotton Ranch do have restrictions, such as 6 month minimum.

Will put together a letter to send out to the community to notify them of this finding on ADUs.

**Financial** Status of past due accounts were reviewed with the board.

**Public  
Input** None.

**Board  
Meeting** Next scheduled meeting is October 2, 2024.

**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 22<sup>nd</sup> day of May at 7:42pm.