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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**

**June 29, 2017**

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held June 29, 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:

- Mike Brown
- Steve Forster
- Chris Meister
- Ruth Powers
- Tom Pohl
- Mike Coggins
- Jennifer Kirkland

Also in attendance was:

- Eric Weaver, Marchetti & Weaver, LLC
- Laura Hughes, Compliance Officer

**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**                            The agenda item related to Compliance Warning Letters was moved to the top of the Operations portion of the agenda.

**Public Input**                    No input.

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

**RESOLVED** to approve the February 8, 2017 and March 14, 2017 meeting minutes, subject to one minor revision.

**Compliance  
Violation  
Letters**                            Ms. Hughes introduced herself to the Board and the Board reviewed the revised compliance violation letters for 1<sup>st</sup>, 2<sup>nd</sup>, and

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3<sup>rd</sup> offenses. Several revisions to the letters were discussed and the Board directed Mr. Weaver to work with Ms. Hughes to make the revisions so that the letters can begin being used. The Board also requested that Ms. Hughes provide a short summary of any violations that have reached the 2<sup>nd</sup> letter level with her monthly billing that Marchetti & Weaver can then share with the Board to keep them informed of any progressing issues. The Board thanked Ms. Hughes for her hard work and dedication to the community.

Ms. Hughes left the meeting.

### **2017**

#### **Landscaping**

Director Meister noted that the golf course crews are doing a good job this summer on maintaining the common areas. There was discussion of the yellowing of the turf along valley road due to both the lack of moisture and the constant clogging of the irrigation heads. Mr. Meister stated that he will work with the golf course staff and Grand Junction Pipe to see if a solution can be found to reduce the clogging of the heads.

#### **Sidewalk Snowplow**

The Board discussed the rough start to the season due to a miscommunication but the turnaround later in the season, which may be in part due to the lack of snow. The Association would like to continue with the current contractor for another season as long as there is a clear understanding to have the sidewalks plowed before children are trying to walk to school and other residents are using the sidewalks early in the mornings.

#### **Design Review Guidelines**

The most recent version of the Design Review Guidelines was included in the Board packet for review and comment. The Board reviewed the entire document page by page discussing and coming to agreement on recommended revisions of the Board. The Board directed Mr. Weaver to provide a red-line version back to the Design Review Committee for their review and comment. Mr. Weaver stated that once any final revisions are made, a redline version of the amendment will be emailed to the community to gather community input. As required by the Protective covenants, a notice of the amendment will be published in the newspaper and the amendment will take effect 30 days thereafter unless additional

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revisions and needed based on community input. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the Amended Design Review Guidelines, subject to review and potential minor revision by the Design Review Committee at their meeting which one or more Association Board members will be present to work through any final revisions.

### **Fencing for Animals**

This topic was covered in the revisions to the Design Review Guidelines and no further action was required.

### **Auxiliary Dwelling Units**

Mr. Weaver explained that the Town of Gypsum will no longer enforce the prohibition of auxiliary dwelling units, leaving the enforcement of any violation within the Town up to the respective Associations. It was noted that the Town is having a self-reporting period and it was determined to see how many self-reports are made before taking any further action on the matter.

### **Social Events**

With the delays in opening the community pool due to unexpected repairs, Marchetti & Weaver staff has not been able to confirm with WECMRD staff if the pool party will have to be rescheduled for later in the summer.

### **CRMD**

Mr. Meister updated the Board on the status of the raw water irrigation system, noting that as usual they had some shutdowns due to line breaks and other system issues but no new major concerns.

### **Financial Statements**

Mr. Weaver presented the May 31, 2017 financials. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the May 31, 2017 financials.

### **Accounts Receivable**

The Board briefly reviewed the accounts receivable list. Mr. Weaver noted that he is researching the possibility of using a legal

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firm specializing in HOA collections to pursue personal judgements of delinquent accounts at less costs than foreclosure proceedings.

**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.

**Executive Session** There was no need for an executive session.

**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 29th day of June 2017.

Respectfully submitted,



Eric Weaver  
Secretary for the meeting