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# RECORD OF PROCEEDINGS

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## Minutes of the Meeting Of the Members of Cotton Ranch Homeowners' Association

March 30, 2015

The annual meeting of the members of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 30, 2015 at 6:00 p.m., at the Creekside Grill in Cotton Ranch, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

### Attendance

The following Directors of the Association were present:

- Larry Britt
- Mike Brown
- Pat Gates
- Ruth Powers
- Tom Pohl

Also in attendance were:

- Matt Jones, Marchetti & Weaver, LLC
- Eric Weaver, Marchetti & Weaver, LLC
- Scott Berry, Creekside Grill
- Ben Montoya, Gypsum Creek Golf Course
- Property Owners:
  - Eric Aden
  - Charles Bell
  - Janice Buckelew
  - Tim Cashin
  - Beric Christiansen
  - David & Elizabeth Collins
  - Michael Chon
  - Gary Davis
  - Paul Dunkelman
  - Steve Forster
  - David Gates
  - Michael Gross
  - Leslie Harkins
  - Gilberto Hernandez
  - Robinette Hoppin
  - Robert Johnson
  - Brian & Kelly Jones
  - Justin & Jennifer Kirkland
  - Jolene Lehman

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- Tom Lyons
- Steve Miller
- Chris Meister
- Gunther Mussman
- Tim O'Brien
- Gail Nash
- Darrel Ochs
- Maureen Pomper
- Tom Powers
- Robin Santoro
- Chris Sauro
- Ovid & Patti Seifers
- George Sheram
- Ed Spivak
- Diane Stovall
- Anna Sturgis

The following Members were present by proxy:

- Sky Legend Homes, LLC
- Lyn Anne Fitzpatrick

### **Call to Order**

The member meeting of the Cotton Ranch Homeowners' Association was called to order. It was noted a quorum of owners was present at the meeting.

### **Member Education**

Mr. Weaver briefly reviewed the responsibilities of the Cotton Ranch Homeowners Association and provided member education to the attendees. The Association is responsible for the common area landscaping, sidewalk plowing, design review and covenant compliance.

### **Approval of 2014 Meeting Minutes**

Upon motion duly made and seconded, it was unanimous

**RESOLVED** to approve the minutes of the 2014 annual member meeting as presented.

### **Election of Directors**

The positions for Larry Britt and one Vacancy are up for election for three year terms and one Vacancy for a one year term. Nominations were taken from the

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floor. Steve Forster, Jennifer Kirkland and Chris Meister were nominated. Mr. Weaver reported because there are no more nominees than seats that there will be no need for an election. Upon a motion duly made and seconded it was unanimously

**RESOLVED** to appoint Steve Forster and Jennifer Kirkland for 3 year terms and Chris Meister for a 1 year term via acclimation.

The Board would like to give thanks to Larry Britt for his many years of service on the association board.

### Community Updates

#### *Real Estate*

Mr. Jones reported that there have been 28 sales in 2014. Of the 28 sales, there have been 7 vacant lot sales averaging approximately \$55,000 and there have been 21 home sales averaging approximately \$425,000, with a \$188 average price per square foot.

The Sky Legend Developer is still working on preliminary reviews with the Town on the next phase and is looking to start infrastructure for Filing 3 during the spring.

The Design review committee currently has 8 current deposits on hold that are currently in the building, planning and review process. There are 5 deposits being held for the new multi-family Villa's Project on Black Bear, 2 single family homes in Sky Legend and 1 single family home in Cotton Ranch.

#### *Social Events*

During 2014 the Association held the first summer BBQ and Pool Party to get owners together to socialize and meet their neighbors. This event had a good turnout and the Association is planning on making it an annual event. Mr. Jones reported that the Association will also continue to hold the annual spring Garage Sale and Christmas Breakfast with Santa event. Any homeowners who would like to volunteer their time to assist with planning any of the above events are encouraged to contact Matt Jones.

Mr. Jones reported that WECMRD is coming back in 2015 to run the pool from Mid-June to Mid-August.

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### *Common Area Maintenance and Sidewalk Plowing*

The current board has been happy with the service and the cost that the current contractor charges for the common area landscaping, dog station maintenance and sidewalk snowplowing. The board has decided to stay with the same contractor for the upcoming year.

The same as in 2014, Gerber Tree and Lawn Care will be responsible for all the common area in Sky Legend. During 2014 this worked well so we will continue having the same landscaper who is responsible for the front yards in Sky Legend to be responsible for the common areas that are adjacent to the front yards.

### *Compliance*

The main neighborhood compliance issues continue to be vehicle parking, RV & camper parking, trashcans being left in the streets, satellite dishes, trampolines, fencing and other unapproved miscellaneous home & lot changes.

The Board has asked that owners continue to use the free minor application form for any outside home addition and have it approved by the DRC Board before it is installed. These items include but are not limited to, home additions, painting, doors and windows, hot tubs installation and any outdoor modification that will change the appearance. The minor application form can be found on the front page of [www.cottonranch.org](http://www.cottonranch.org).

### **Gypsum Creek Golf Course**

Ben Montoya, the golf course superintendent, gave a brief presentation of updates the Town has made since purchasing the course. The Golf course rounds have been up annually over the last few years and Town is currently happy with the progress that has been made. Due to the recent warm and dry weather the golf course is open for play.

### **Metro District Update**

Mr. Meister gave a quick update on the Cotton Ranch Metropolitan District, which is primarily responsible for providing raw-water irrigation to the community and for a paying the debt service for bonds issued to finance the costs of the infrastructure of the community. Mr. Meister reported that the Golf course will be purchasing and installing new pumps so the golf course system and raw water irrigation system can be run independently moving forward. The District will take over

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100% responsibilities for the old raw water irrigation system and will need to continue to make annual repairs to keep the aging system up and running.

It was also reported that raw water irrigation system should be up and running by mid-April.

### **DRC Update**

The design review committee is currently being administered by architect Leah Mayer of LKSM Designs. She administers a 5 member board consisting of 3 full time members and 2 alternate members. The members consist of both Sky Legend and Cotton Ranch owners and use separate design guidelines for each.

### **Association Website**

Mr. Jones briefly reviewed the information on the Association website which can be found at [www.cottonranch.org](http://www.cottonranch.org). The website contains all the Association documents, annual budgets, contact information, compliance information and other useful homeowner information. It is a combined site with the Cotton Ranch Metropolitan District and the Sky Legend at Cotton Ranch Association.

### **Financial Report**

Mr. Weaver reviewed the financial report and the 2015 adopted budget with the attendees. Dues will remain at \$300 per property and due to the number of foreclosures and owners with multiple lots, collection rates continue to be an issue but are improving.

### **Excess Income**

Mr. Weaver explained that if the members would like to retain the excess funds collected in 2014 over the amount expended, it requires a vote of the members to keep the funds from becoming taxable by the IRS. After discussion and upon motion duly made and seconded it was unanimously

**RESOLVED**, that any excess of membership income over membership expense for the year ended December 31, 2014, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

### **Homeowner Input**

Various homeowners spoke on issues relating to snow plowing of the sidewalks, neighborhood email notifications, fencing, RV and trailer compliance, and other matters.

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There was some discussion of single family and multi-unit dwelling zoning.

There was discussion on the dog station maintenance and whether the stations should be serviced more frequently.

A few owners mentioned that the speed on Cotton Ranch Drive is 20 mph and that people still frequently exceed this. One owner questioned whether a speed sign or speed bump could be installed by the Town in order to have traffic slow down.

It was reported that the Gypsum Fire Protection District will be holding a mock wildfire simulation drill at the Sky Legend and Red Hill areas and owners are encouraged to participate. More information will be forwarded out once it becomes available.

### **Adjournment**

There being no further business to come before the members at this time, upon motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the member meeting of the Cotton Ranch Homeowners' Association this 30<sup>th</sup> day of March, 2015.

Respectfully submitted,



Matt Jones  
Secretary for the meeting