
RECORD OF PROCEEDINGS

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

June 8, 2022

A Regular Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Gypsum Colorado, was held June 8, 2022 at 6:00pm, 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:

- Ruth Powers
- David Nordin (zoom)
- Karl Gunzelman
- Matt Mueller
- Beric Christiansen
- Owen Lococo
- Michael Coggins

Also, in attendance were:

- none

Call to Order

The regular meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by President Ruth Powers at 6:00 pm, noting a quorum was present.

Minutes none to approve

Design Review

Update was given by Owen Lococo

- Under construction – 240 Coyote, 6 Black Bear, 400 Timberwolf, 1305 S. Legend, 121 Talus, 55 Lara
- Prelim approved: 15 Black Bear, 170 Coyote, 150 Black Bear

Cotton Ranch Metro District

- Update - mil levy lowest since the 90s

Operations

Updates were given on Compliance Officer, Orten, Cavanaugh Holmes and Hunt collections

AMCOBI (dues):

RECORD OF PROCEEDINGS

- 89 delinquent letters sent out on 5/7/22
- next week any accounts still outstanding will be turned over to attorney for collection

Other matters:

- board updated on the move to Quickbooks online,
- garage sale, 17 homeowners participated
- the pool will not open this year so the pool party and barbeque will not happen

Financial Update was presented on accounts balances and P&L comparison to 2021

Payment list from January 1 through June 8 was presented to the board, by a motion duly made and seconded, it was unanimously **RESOLVED** to ratify the payments listed

Other Update was given to the board on the passage of HB22-1137 and how this will affect the HOA

Expiration – update was given by Owen on PR firms conversations. It was decided to meet Kathleen Wanatowicz (principal) of PR Studio sometime in August to pursue hiring her firm

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 8th day of June at 6:45pm.