
RECORD OF PROCEEDINGS

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

May 2, 2012

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 2, 2012 at 6:00 p.m., at 170 Red Fox, 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:

- Larry Britt
- Beric Christiansen
- Robinette Hoppin
- Bruce Penman
- Tom Pohl

Also in attendance were:

- Richard & Diane Stovall, Homeowners
- Eric Weaver, Robertson & Marchetti, PC
- Matt Jones, Secretary for the Meeting

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.

Public Input

It was reported that Mike McGinty has submitted his resignation to the Board. The Board would like to thank Director McGinty for all of his time served on the Cotton Ranch Homeowners' Association Board.

Director Pohl reported that Mike Brown might be interested in filling the vacant Board seat. Director Pohl will ask Mike to join the meeting in August.

Director Christiansen reported that the Metropolitan District paid for the tree spraying for all the trees along Valley road that are the responsibility of the Association. However, the District will likely not be able to continue to fund this expense so the entities need to find a long-term solution to funding to protect the trees. Several Board Members would like to have Chris Forman, a homeowner in Cotton Ranch who specializes in tree care, to work with the Metropolitan District and provide his recommendation for the maintenance of the trees.

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2012 Calendar The Board reviewed the calendar for 2012, noting the approved remaining meeting dates of August 1 and November 7.

Election of Officers With the resignation of Mr. McGinty, the Board needed to elect a president for the Association Board. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to elect Tom Pohl as President, Larry Britt as Treasurer, and Robinette Hoppin as Secretary. The remaining Directors will all serve as Assistant Secretaries/Treasurers.

Minutes The Board reviewed the meeting minutes presented in the board packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the February 16, 2012 minutes as presented.

Landscaping Cotton Ranch Drive And Lara Place

Homeowners Diane and Richard Stovall joined the meeting to review responsibility for landscaping a section adjacent to their property at 15 Cottage Drive. The Owners reviewed the history of the section and presented several pictures showing the area. The Board reviewed the homeowners concerns and reviewed the plat maps that were included in the pack. The Board reviewed the Protective Covenants Article VI, #10 that states the following:

Maintenance in Public Rights-of-Way, Each Lot owner shall be responsible for maintenance of the public right-of-way adjacent to the owner's Lot on the lot. This area shall be maintained as if it were a part of the owner's Lot. Upon failure of the owner to do so, the Board of Directors, may at its option, after giving the owner thirty (30) days' written notice, have the area maintained when, as often as the same is necessary in its judgment, to maintain the beauty of the Properties. The cost of this maintenance may be charged to the Lot owner as a special assessment against the Lot by the Association. Areas adjacent to Common Area shall be maintained by the Association.

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The Stovalls also brought up another issue in regards to trash and cigarette butts that are thrown in this section adjacent to their home due to the Gypsum Creek Cart path being next to this area. The Owners have asked the Association to possibly assist with getting trash cans placed in this area. Director Pohl will review the issue with the Town and see if they can respond to this issue.

10th Tee Box Pond

At the last meeting it was reported that the 10th Tee pond is not the Associations responsibility as the pond lies on the lot line between a homeowner, Cotton Ranch LLC and the Town of Gypsum Golf course. All further maintenance has been passed on to the owners.

The Board asked Robertson & Marchetti to confirm that the Association is no longer paying for power for the 10th Tee pond fountain.

Cotton Ranch Drive Flower Pots

It was brought to the Boards attention that there are 4 large flower pots on the bridge on Cotton Ranch Drive that use to be maintained by the Association. Several homeowners mentioned that it would be nice if the Association would plant and maintain the flower pots for the summer 2012. The Association Landscaper submitted a bid to plant the flower pots for \$160 but as there is no irrigation to the pots there would be a \$20 per day fee to water the pots. The Board agreed that the Association could pay for the planting if wither an adjacent owner or the golf course would be willing to water the pots.

Mr. Jones will follow up with the Golf Course and the nearby owners to request the possibility of watering the flowers. If no solution can be found the Board will consider removing the pots from the bridge at the next meeting.

Tree Replacement

Brush Creek Landscaping provided a bid to replace one of the trees along the Valley Road that has died. The Board briefly reviewed the size of the trees along Valley Road and what the replacement size should be. Upon motion duly made and seconded, it was unanimously

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RESOLVED to approve the bid of \$840 to replace the tree along Valley road.

Neighborhood Garage Sale

Several owners reported that the 2011 neighborhood garage sale worked out well and that it would be nice to hold again in 2012. The Board would like to see if Lisa Bystrom who assisted with the sale last year would be willing to help out again this year. The Board reviewed the calendar and decided that they would like to hold the sale early in the summer. A date of June 30th was proposed. Mr. Jones will follow up with Lisa and confirm that she is willing to assist with the organization of the garage sale and confirm a date.

Town Liason Updates

Director Pohl reported that due to the abnormally dry spring several communities throughout the valley are starting to look into water restrictions for outdoor watering. The Metro District will continue to monitor the situation and asks that no one water between 10am and 6pm.

Director Pohl reported that the Town of Gypsum has had issues with dogs being on the golf course during play and with owners not picking up after their pets. The Town has asked that owners be responsible for their pets and have requested that dogs stay off the course until play is completed for the day.

Design Review Committee

The Board briefly reviewed the vacant alternate seat on the DRC. Chris Forman, who is a homeowner, had previously expressed interest in filling the vacant seat and the Board had approved appointing him to the Committee via email. Chris has a background in landscaping and currently works for the town of Aspen as the City Forester. Upon a motion duly made and seconded, it was unanimously

RESOLVED to ratify the appointment of Chris Forman to the vacant seat on the Design Review Committee board.

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Erickson Fence

The Board reviewed the letter received from Jennifer Erickson and the history of the out of compliance fence. The Board determined that no action was necessary at this time, to leave the current fines in place, and to forward any future correspondence from the owner to the Association attorney.

Compliance Update

Director Britt reviewed recent compliance issues and reported everything is going well but the primary compliance issues continue to be trampolines, satellite dishes and gardens. It was reported that overall most homeowners are complying to the Association rules once they are sent a warning.

Website FAQ's

At the last meeting the Board requested that a list of the most common compliance violations be compiled and added to an FAQ section on the Association website. Mr. Jones drafted the Association website FAQ's and added to board pack for review. The Board briefly reviewed and had a few small changes but overall felt that the FAQ's included most of the common violations and asked Mr. Jones to add them to the website.

Financial Statements

Mr. Weaver presented the March 31, 2012 financials noting that dues collections are behind budget but expenses are favorable to budget. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve March 31, 2012 financials

Accounts Receivable

The Board reviewed the accounts receivable list, noting that several accounts were recently turned over to the collection company. Currently only \$300 has been received after sending several owners accounts to collections. Due to the timing the Board would like to continue pursuing the owners who have already been sent to collections but would like to review the progress of the collection company at the next meeting.

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Accounts Payable

The Board reviewed the accounts payable list. Upon motion duly made and seconded, it was unanimously

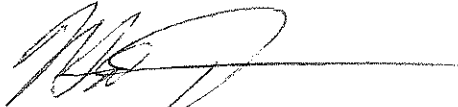
RESOLVED to approve the accounts payable list as presented.

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 2nd day of May, 2012.

Respectfully submitted,



Matt Jones
Secretary for the meeting