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# RECORD OF PROCEEDINGS

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

March 11, 2020

An Annual Meeting of the Homeowners of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 11, 2020 at 6:15 p.m., 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:

- David Nordin
- Ruth Powers
- Jean Marie Cummins
- Karl Gunzelman
- Owen Lococo

The following Directors were absent and excused:

- Steve Forster
- Beric Christiansen

Also in attendance were:

- Garrett Antill
- Sheri Ball
- Walter Burpee
- Ron Crego & Patty Fisher
- Gary Davis
- Debbie Darrough
- Larry Dutmer
- Thomas Edwards
- Bart Garton
- Linda Gunzelman
- Jenny Hejtmanek
- Steve and Robinette Hoppin
- Conrad Ishii
- Melinda Johnson
- Kelly Jones
- Fred Kaserman/Diane Webster
- Daniel Lovato
- Jonathan Lovins
- Juan Martinez
- Richard Martinez
- Ernest & Cythina Median
- Chris Meister (2)

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## COTTON RANCH HOMEOWNERS' ASSOCIATION March 11, 2020 Annual Meeting Minutes

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- Darrell Ochs
- Todd O'Haver
- Steve & Gail Petersen
- Jose Ramos
- Michael Rickey
- Jerry Santoro
- Judd Shoup
- Edward & Karlene Spivak
- Mashuir Talukder
- Bradley & Michell Tousignant
- Kathleen Zepeda

### **Call to Order**

The Annual meeting of the Homeowners of Cotton Ranch Homeowners' Association was called to order by Director Ruth Powers at 6:15 pm, noting a quorum was NOT present.

### **Minutes**

The 2019 Annual meeting minutes were not approved due to a lack of quorum

### **Management**

Ruth Powers introduced Owen Lococo of Lococo and Company, LLC as the new management company for Cotton Ranch HOA. Owen introduced himself. He mentioned the new website ([www.cottonranch.org](http://www.cottonranch.org)) and that homeowners emails could be added there making it easier to communicate with them

### **Golf Course**

Blake Scott, Director of Golf, gave an overview and answered questions. He noted that the driving range had opened today and that 9 holes would open on Saturday

### **Design Review**

An update was given by Richard Thompson, he noted to the new website ([www.cottonranchrc.org](http://www.cottonranchrc.org)), things were more streamlined and the new projects under construction. He mentioned that the DRC guidelines had been updated in Nov 2019 and they could be found on the website. He also noted that a position was available on the board

### **Cotton Ranch Metro District**

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## COTTON RANCH HOMEOWNERS' ASSOCIATION March 11, 2020 Annual Meeting Minutes

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Chris Meister, Metro board president, gave an update and overview on the Metro District. He noted that at the November 12 board meeting that the new rates for 2020 had been approved. These new rates increase the base rates for the Valley floor by \$2/month and for Sky Legend by \$1/month. He mentioned the new filtration system going in the lower pumphouse later this month which should help in stopping sprinkler head clogging on the valley floor.

### **Compliance/Liason**

An update was given by Owen Lococo, noting that the new company, DWW Enterprise (Dwight Winkleman) had taken over on 12/1/19. New online violation tracking system has been put in place. Owen informed everyone of the violation process, the rule of no more than 3 cars in a driveway and answered homeowners questions

### **Social Functions**

The following social functions were addressed:

- Community Garage Sale June 6<sup>th</sup>, homeowners wanting to participate must email ([cottonranchhoa@gmail.com](mailto:cottonranchhoa@gmail.com)) by May 28<sup>th</sup> to be included
- Pool Party July 11<sup>th</sup>
- The need for volunteers to help with events
- Newsletter going out later this spring

### **Election of Board Members**

Upon motion duly made and seconded, it was unanimously **RESOLVED** to approve the following:

- Appoint Ruth Powers to take over the remainder of the term (1yr) of Steve Forster
- Appoint Dave Nordin to a new 3yr term
- Appoint Michael Coggins to a 3yr term

### **Financial**

- An overview of the 2020 budget and 2019 year end financials were given
- Outstanding balances were address along with the collection policy, which is on the website, and how the board was moving forward on collecting these balances

### **Public Input**

Various questions were presented by homeowners and addressed by Owen Lococo and the board

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- Violations
- Collections
- Town issues vs HOA issues
- Metro billing
- PickleBall trash containers
- Cotton Ranch HOA document termination – which the board is working to resolve

**Board Meeting**            the next Board meeting is May 13 at 6:00 pm

**Adjournment**            Upon motion duly made and seconded, it was unanimously **RESOLVED** to adjourn the Annual meeting of the Cotton Ranch Homeowners' Association Homeowners this 11<sup>th</sup> day of March at 7:30pm.