
RECORD OF PROCEEDINGS

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

May 22, 2024

The Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 22, 2024 at 6:00 p.m., via Zoom, in accordance with the bylaws of the Association and applicable statutes of the State of Colorado.

Attendance the following Directors were present and acting:

- Allan Barrows
- David Nordin
- Carrie Burtar
- Owen Lococo
- Shady VanMatre Blethen
- Gary Davis
- Chris Meister

Other Attendees:

- Lisa Kheloco

Call to Order

The meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Allan Barrows at 6:02 pm, noting a quorum was present.

Design Review

An update was given by Lisa Kheloco, administrator for the DRC. It was noted that things were getting busy now that spring is here. Two new builds were submitted and approved this month.

Cotton Ranch Metro District

An update was given by Chris Meister.

- Both pump houses are up and operating properly.
- Monday is a no water day to allow for repairs
- They are working on the issues with the Grundel ditch. It is not currently affecting water supply.

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Compliance Liaison

Update was given by Lisa Kheloco. No current issues. Previous issues have all been resolved.

Operations

JNB Landscaping is assisting Ben. He had great references and has been very thorough. Important to prioritize getting the community looking nice this year. A proposal from JNB for irrigation repairs and landscaping to the front entryway was reviewed. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the proposal from JNB Landscaping.

Lots of landscaping improvements to be made. Will be focusing on the 2 front flower beds and the strip of grass along the sidewalk for now. We do not want to go further until we know what the town is doing about the new clubhouse/pool and how that will affect the HOA. Owen will speak to the lawyers about whether we need owner approval to make landscaping changes along the sidewalk.

Board would like to obtain a quote for full irrigation repair/replacement down the road.

Allan Barrows requested each board member create a wish list of 3-5 items that they would prioritize addressing this year.

Garage sale date set. Emails and advertisements to be scheduled by Lisa.

Financial

Alpine Bank 5 month CD up for renewal. Due to planned losses in the budget, that money needs to be moved to our checking account for cash flow. Upon motion duly made and seconded, it was unanimously

RESOLVED to withdraw the money from the CD and move it back into the operating account.

Board needs to appoint a Treasurer. Upon motion duly made and seconded, it was unanimously

RESOLVED to appoint Gary Davis as the Treasurer.

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**Public
Input**

Carrie asked for ideas and assistance trying to get traffic to slow down. Chris stated he has tried to get speed bumps or dips but the town won't allow it. Chris recommended she record incidents and report them to the Sheriff to bring more awareness to the issue.

**Board
Meeting**

July meeting postponed. Next scheduled meeting is October 2, 2024.

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 22nd day of May at 7:14pm.