

# COTTON RANCH HOMEOWNERS' ASSOCIATION

## Board of Directors Meeting Agenda

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### January 12, 2022 6:00pm Meeting

Ruth Powers, President – 2024  
David Nordin, Secretary – 2023  
Michael Coggins, Treasurer – 2023  
Beric Christiansen - 2022  
Karl Gunzelman - 2022  
Owen Lococo – 2022

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1. Call to Order and Recognition of Quorum
2. Minutes: Approval of June 29, 2021 Minutes
3. Design Review
  - a. Update
    - Quiet right now
    - Under construction – 240 Coyote, 325 Whitetail
    - Final approved but construction on hold: 55 Lara
    - Prelim approved: 6 Black Bear, 405 Red Fox, 1305 S. Legend
4. Cotton Ranch Metro District Update
  - a. Update – 2022 base rates: valley floor - \$82, Sky (custom) - \$41, Sky Traditional & Cottage - \$20.50 Villas - \$20.50
5. Operations
  - a. Owen Lococo 2022 proposal (attached, no change from 2021)
  - b. Compliance Officer/Community – quiet right now
  - c. Orten Cavanaugh Holmes & Hunt
    - 2 accounts with payment plans
  - d. AMCOBI
    - Outstanding: \$0, except for 2 with payment plans
  - e. Other Matters:
    - Board member – term expiring
      - Owen Lococo
      - Karl Gunzelman
      - Beric Christiansen
    - Discussion of Declaration of Covenants Expiration- update
6. Financial
  - a. Citywide accounts
    - Checking – \$91,783
      - Would like to transfer \$45,000 to savings
      - Expected expenses thru 3-15-22, \$46,000 incl \$6000 misc.
    - Landscape (DRC) – \$71,724

- \$48,500 owed
    - Would like to transfer difference to savings (\$23,224)
  - Savings - \$348,734
    - $\$348,734 + 45,000 + 23,244 = \$416,958$
  - b. Ratify 2021 payments (attached)
  - c. 2021 Budget vs Actual
  - d. 2021 P & L and Balance sheet
  - e. 2022 Proposed Budget
7. Public Input
  8. Annual Meeting – set date – Wednesday Feb 23<sup>rd</sup> at 6:15, buffet at 5:30
  9. Next Regular Board Meeting Date: *TBA*
  10. Adjournment