
RECORD OF PROCEEDINGS

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

February 15, 2023

The Annual Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held February 15, 2023 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
- Michael Coggins
- Beric Christiansen
- Karl Gunzelman

The following Directors were absent and excused:

- Owen Lococo

Also in attendance were:

- Ami Collar
- Eric Johnson
- Allan Barrows

Call to Order

The annual meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Karl Gunzelman at 6:15 pm, noting a quorum was NOT present.

Golf Course

Blake Scott was unavailable to give an update on the golf course.

Design Review

An update was given by Karl Gunzelman

Cotton Ranch Metro District

Chris Meister was unavailable for an update. Beric Christiansen gave an update in his absence that new magnetic meters are replacing old plastic meters as they break. A review of the proposed water rates for 2023 were also presented.

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Compliance Liaison

Update was given by Karl Gunzelman. Reminders were given to pick up dog waste and that there's no parking on the streets in Gypsum.

Social Functions

Social events include a garage sale in June, Pool Party in July, and breakfast with Santa. Dates will be posted on the HOA website once they are scheduled.

Financial 2022 year end financials were reviewed

Board Elections

3 board positions are available. Elections were not held due to lack of interest in running expressed during the meeting. Current BOD members will appoint members to the open seats.

Public Input

Public concern was expressed regarding the following items:

- Parking violations
- Dog waste
- Speeding concerns
- HOA Expiration concerns 66.⅔ vote "Yes" to keep HOA
 - The board expressed that information will be forthcoming and a team is working on this

Board Meeting

TBD will be posted on the HOA website.

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 15th day of February at 7:20pm.