
RECORD OF PROCEEDINGS

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

February 23, 2022

An Annual Meeting of the Members of Cotton Ranch Homeowners' Association, Eagle County, Gypsum Colorado, was held February 23, 2022 at 6:15pm, 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:

- Ruth Powers
- David Nordin
- Karl Gunzelman
- Michael Coggins
- Beric Christiansen
- Owen Lococo

The following Directors were absent and excused:

- Matt Mueller

Also, in attendance were:

- Douglas Tremblay
- Jenny Hejtmanek
- Sheri Ball
- Diane Webster
- Fred Kaserman
- Kay Small
- Tim O'Brien
- Carol Calinoff
- Robinette & Steve Hoppin
- Annette Coggins
- Chris Meister
- George Sheram
- Peter & Kay Halpert
- Johanne & Antonet Marx
- Darrel & Kathleen Ochs
- Barry Smith
- Janice Tonz
- Linda Gunzelman
- Linda Christiansen
- Red Fox Development

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- Trina Ehrenberg
- Michael Richey
- Richard Thompson
- Aaron & Monice Goldstein
- John Lawrence
- Jim & Kathy Hill
- Ed Spivak
- Tom Edwards
- Bob Bassett
- Bob Rulon
- Rebecca Wilson
- Linda Miller
- Larry Brookes
- Sarah O'Haver
- Ellen Caplan
- David Hoffman

Call to Order

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

Minutes none to approve

Golf Update was given by Blake Scott on the plans for future renovations/expansion of the clubhouse campus along with the upcoming season of golf

Design Review Update was given by DRC Chairman Richard Thompson, things running smoothly, 5 new residences in the pipeline

Cotton Ranch

Metro District Update was given by Metro District President Chris Meister, new water rates, new bond financing which will save homeowners ~\$500/yr through 2034

Compliance/Liason Update was given by Owen Lococo, emphasis on dog waste pickup and parking. Bob Rulon expressed his dissatisfaction with compliance process especially regarding his neighbor. The board gave him their view on the matter. Further discussion on this matter was to be continued after the meeting

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Social Functions Update was given by Board President Ruth Powers, all events will be posted on website, garage sale around 1st week in June, Pool party in July, Santa Breakfast in December. Volunteers to help out are welcomed

Elections The board positions of Owen Lococo, Beric Christiansen, and Karl Gunzelman were up for election. No one else stepped forward to be on the board except these 3.
By a motion duly made and seconded, it was unanimously
RESOLVED to appoint Beric Christiansen, Karl Gunzleman and Owen Lococo to another 3 year term

Financial The 2021 P & L budget vs actual, 2021 P & L, 2021 Balance Sheet were presented to the members. It was noted that for the first time in several years the HOA has no outstanding dues owed to it.

The board approve 2022 budget was presented, which due the excellent financial health of the HOA includes a 2022 rebate of \$100, therefore 2022 dues are \$200 (2022 Dues \$300 less \$100 rebate)

CRHOA Protective Covenant Expiration

The HOA is set to expire in October of 2025. A presentation of the 3 options facing the HOA were presented by Owen Lococo, along with a handout of these 3 options. In is the opinion of the Cotton Ranch Board, the Sky Legend Board and the Villas at Cotton Ranch Board that the best option is to extend the current documents in perpetuity. If this does not occur it is likely the Cotton Ranch Metro District will step in and this will probably be a more costly fee. The 3 options handout is attached to these minutes

Adjournment Upon motion duly made and seconded, it was unanimously
RESOLVED to adjourn the meeting of the Cotton Ranch Homeowners' Association Members this 23rd day of February at 7:45pm.

1. **Let the CRHOA expire and that's that**

- a. This would leave the valley floor subject to town codes
- b. Everyone's property value would probably be adversely affected
- c. Villas & Sky Legend would probably have to amend their docs (67% vote), or limp along, to adjust for no Cotton Ranch (\$\$)
- d. There is a possibility that a new land survey and filing would be required by the sub HOAs (\$ for Villas & Sky Legend)
- e. The sub HOAs would have to pick up costs for dog stations, DRC functions, social functions, etc.
- f. HOA services on valley floor (dog stations, trees, maintenance of CRHOA property) would have to be figured out or go without these services

2. **Extend the docs in perpetuity (Option chosen by the boards: CRHOA ,SLHOA & Villas)**

- a. This would require 67%, roughly 282 out of 420, to vote yes
- b. docs would not change except for section IX item 2 which would eliminate the 30 years of existence wording and add "covenants run with the land and will be binding in perpetuity unless terminated by the vote/agreement of at least 67% of the members"
- c. election can be done at a special meeting, mail voting, electronic voting
 - i. mail voting **time limit** is 60 days after 1st mail ballot is returned
- d. could be done again if it fails
- e. minimum costs to CRHOA, this would come from reserves

3. **Metro takes over**

- a. If the election to extend fails in all likelihood the Metro would step in and provide the services on the Valley floor like mowing, sprinkler maintenance, trees, dog stations.
- b. DRC is a question mark as to what would happen
- c. Rules and compliance issues, how would the Metro handle this??
- d. a fee for this service would probably be the direction the Metro would pursue to cover the costs, since fees are not subject to a vote like a mil levy increase and a fee does not fall under TABOR
- e. the fee would be for ALL Cotton Ranch homeowners
- f. fee would include administration and all services
- g. fee would have to cover upfront costs, legal, admin to set up
- h. fee not subject to \$300 cap like the current CRHOA situation

What's at risk: **Impact on property values**, services?