
RECORD OF PROCEEDINGS

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

February 12, 2020

A Regular Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held February 12, 2020 at 6:00 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:

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

The following Directors were absent and excused:

- Steve Forster
- Beric Christiansen

Also, in attendance were:

- Michael Coggins
- Eric Johnson
- Richard Thompson
- Chris Meister

Call to Order

The regular meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Ruth Powers at 6:05 pm, noting a quorum was present.

Board Members

Director Powers gave an update regarding the health of Director Steve Forster who is out of the hospital and is at his apartment in Denver. She will contact Steve/Wendy to discuss resigning and putting his position up for election at the annual meeting

Minutes

The Board reviewed the November 13, 2019 meeting minutes. By a motion duly made and seconded it was unanimously

RESOLVED to approve the November 13, 2019 Regular Board meeting minutes

Public Input Michael Coggins spoke that it was his intention to run for the board in March

Design Review

An update was given by Karl Gunzelman and Richard Thompson, DRC committee members, regarding temporary fencing. It was decided that

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the DRC would draft new language for this section of the DRC Guidelines. It was also mentioned that there are 2 homes under construction and 2 more approved and starting soon. All the new processes were working smoothly

Cotton Ranch Metro District

Chris Meister gave an update, noting the increase in fees and the install of a new filter system in the lower pump house which will start in March

Operations

Number of Vehicles allowed to be parked in a driveway – after discussion the board by a motion duly made and seconded it was unanimously

RESOLVED to enforce the 3 vehicle limit stated in the Design Guideline section 9

Tree spraying – Owen mentioned he was seeking info and bids for this along Valley Rd

Flower beds at the entrance to Cotton Ranch Drive – it was discussed about removing the hedge on the top of the wall or trimming it. Owen will look into both options with the landscaper

Insurance renewal 3/27 & 4/2 – Owen mentioned he was getting a new price on this

Financial

Accounts payable by a motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable list as presented

Payment procedures/approvals – it was discussed and by a motion duly made and seconded, it was unanimously

RESOLVED to approve payments on contract billing, already approved by the board, without further approval needed

Year end financials were reviewed

The proposed 2020 budget was presented, by a motion duly made and seconded, it was unanimously

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RESOLVED to approve the 2020 proposed budget

Accounts Receivable/Collections were reviewed, by a motion duly made and seconded, it was unanimously

RESOLVED to approved to start the process of collections with an attorney after 120 days past due

Other Matters

Board meetings were discussed, the annual meeting for March 11, regular board meetings for May 13, July 15, September 16 and November 11, by a motion duly made and seconded, it was unanimously

RESOLVED to approve those dates

Board Meeting the next meeting will be the annual meeting on March 11th

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 13th day of November at 7:30pm.