
RECORD OF PROCEEDINGS

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

August 7, 2018

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held August 7, 2018 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:

- Tom Pohl
- Mike Brown
- Steve Forster
- Chris Meister
- Jeanne Marie Cummins

The following Directors were absent and excused:

- Ruth Powers
- Mike Coggins

Also in attendance were:

- Richard Thompson
- Beric Christiansen
- Mark Lehman
- Tim O'Brien
- Gail & Chuck Nash
- Alan & Michelle Pfister
- Al & Kathleen Zepeda
- Robert & Carleen Heckendorf
- Dave & Barb Nordin
- Trina Ehrenberg Richey
- Rich & Carol Jeffries
- Daniel Lovato
- Wendy Miller, Community Liaison
- Leah Mayer, DRC Administrator
- Eric Weaver, Marchetti & Weaver, LLC
- Cheri Curtis, Secretary to the Meeting

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Call to Order

The Meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Pohl at 6:04 p.m. noting a quorum was present.

Changes to Agenda

There were no changes.

Public Input

Richard Thompson stated he and other owners have lived in Cotton Ranch for several years and bought into the community based on established design review guidelines. With the amendment to the Design Review Guidelines, there have been some drastic changes in Cotton Ranch. Mr. Thompson questioned designs that have been approved and would like to know how to be involved in the changes. Director Pohl explained how property owners can express their concerns to the Board, stating the Board represents the community.

Beric Christiansen stated he was in attendance for the fence discussion, along with the design and colors of homes.

Daniel Lovato stated he received a letter for having a 4-wheeler parked in his driveway, however, there are several properties in Cotton Ranch with several vehicles and recreational vehicles. Mr. Lovato would like to see consistency with covenant enforcement.

Robert Hathaway informed the Board of several fire pits being used during the Stage 2 Fire Restrictions. The Board stated open fires need to be addressed by law enforcement, not the HOA.

Dave and Barbara Nordin live on Coyote Place. They decided to build in Cotton Ranch and are now also upset that fences are allowed. They want no more fences and better communication to property owners.

Mark Lehman has lived in Sky Legend for four years. Mr. Lehman serves on the Design Review Committee and explained the long process to change the Design Review Guidelines. All Board and committee members are volunteers and not paid for their time.

Al Zepada is upset he went through the approval process and followed the proper procedures to install a fence and now is being told the fence might need to be removed. Mr. Zepada presented the other side of the issue

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including roaming dogs and topography of the lot. The Board stated the fence was approved and will be allowed.

The Board noted there needs to be better communication and encouraged everyone to register on the email list to receive all information. Property owners requested more communication through mail.

Minutes The Board reviewed the May 9, 2018 meeting minutes. By motion duly made and seconded it was unanimously

RESOLVED to approve the May 9, 2018 meeting minutes, as revised.

Fences Mr. Weaver presented the purpose and organization of the HOA and the DRC. Mr. Weaver explained the process to make changes to the Design Review Guideline. The changes were implemented based on input from the community. Discussion followed on communication on the amended design Review Guidelines and the survey.

By motion duly made and seconded it was unanimously

RESOLVED to put a temporary moratorium on any fence approvals on the Valley floor. Changes to the Design Review Guidelines will be on the agenda for the 2019 Annual meeting.

The Board agreed to distribute another survey by mail and email.

**Short-Term
Rentals**

The discussion on short-term rentals was moved to Executive Session.

**Community
Liaison**

Mr. Weaver explained the prior covenant enforcement officer resigned in August 2017 and Wendy Miller was hired as of January 1, 2018 as the Community Liaison. Ms. Miller is working diligently to inform property owners of violations and to bring properties into compliance. The Board is pleased with the enforcement efforts and would like time to continue to work through the process.

The Community Liaison reports are very helpful to the Board. The welcome letter that is sent to new owners is beneficial in providing information on the Association.

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Ms. Miller recommended distributing a Cotton Ranch newsletter that would provide beneficial information to property owners. The newsletter could be mailed and emailed.

Ms. Miller recommended two additional dog stations. By motion duly made and seconded, it was unanimously

RESOLVED to approve dog station on Timberwolf and Black Bear.

There have been two situations where family has traveled by recreational vehicle to visit property owners. With limited areas to park recreational vehicles, Ms. Miller requested a mechanism to allow recreational vehicles in Cotton Ranch for a certain period of time. The proposal to allow recreational vehicles for a limited time for guests will be presented at the annual meeting and included on the survey.

Street Lights

Director Pohl spoke to Jeremy Rietmann, the Gypsum Town Manager, regarding replacing street lights. The Town of Gypsum has agreed to work with Cotton Ranch.

Park Locations

The possible locations for a park(s) were included in the Board packet. Director Pohl stated the Board is looking at possible locations to provide recreation for neighborhood children. The Town of Gypsum already funds recreation through the golf course and pool and would only consider in-kind contributions. Toilets are recommended for the park location chosen, however this would add to the costs. The cost of a park is estimated between \$40,000 on the low end to \$140,000. Director Meister suggested considering the area on the north end of Legend Drive that is owned by the District and would allow for parking.

Property owners suggested fencing the park area if the District's lot across from the Clubhouse is considered. The Board will continue reviewing locations and funding partners.

Speeding through Cotton Ranch was discussed. It was noted the Town of Gypsum would consider speed humps if 80% of the residents would sign a petition supporting speed humps.

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Marchetti & Weaver

A new engagement letter between Marchetti & Weaver and the Association is required by CAM and was included in the Board packet. By motion duly made and seconded it was unanimously

RESOLVED to approve the engagement letter with Marchetti & Weaver, LLC.

Collections

The current collections report was reviewed. There are three properties that were turned over to collections. Five accounts have been resolved. The fees from Orten Cavanagh & Holmes were included in the packet.

There are ten new accounts in the three-year arrears period that have received demand letters. The Board approved turning these accounts to collections. By motion duly made and seconded it was unanimously

RESOLVED to approve turning the accounts three-years in arrears over to collections.

Adoption of Policies

Although not required by the Association's organizational documents, Mr. Weaver recommended the Board consider adopting rules similar to those in CCIOA communities.. Director Pohl recommended tabling approval of the policies until the Board has had time to review the policies. By motion duly made and seconded it was unanimously

RESOLVED to table approval of the policies.

Social Events

There were sixty-seven responses to the 2017 survey. Support was shown for the pool party, garage sale, and Christmas with Santa.

The pool party was held on July 7, 2018 at 12:00 p.m. There were ninety-seven participants. The event was held earlier in the day. Wristbands helped to identify property owners.

The Breakfast with Santa will be held in December.

CRMD

The raw water system is operating properly. The Sky Legend pump is shared with Town of Gypsum. The Wolford lease provides water in Sky

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Legend. With the low river levels, irrigation usage in Sky Legend may need to be reduced in September. The valley floor has more senior water rights so restrictions are not anticipated at this time. The District has the ability to restrict water if necessary.

The entrance landscaping has been cleaned up. Ditch maintenance is ongoing.

Financial Statements

The June 30, 2018 financials were included in the packet. There is \$195,000 in capital reserves. The revenues are increasing with new units being completed in the Villas.

Accounts Payable

The Board reviewed the accounts payable list. By motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable list as presented.

Accounts Receivable

The Board previously reviewed the accounts receivable list.

Action Log

The action log was reviewed. The Association's sprinkler system on Cotton Ranch Drive needs improvement. The District would pay for main line with the Association paying for the heads.

Executive Session

An executive session was called at 8:49 p.m. for legal discussions. By motion duly made and seconded it was unanimously

RESOLVED to enter into executive session at 8:49 p.m.

The Board adjourned the of executive session at 9:02 p.m. The Board directed Marchetti & Weaver to have legal counsel review letter related to short-term rentals.

Other Business

The Board agreed to send a letter to the owner of the house that was painted white, letting them know of the approval process and require they go through the DRC.

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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 7th day of August 2018.

Respectfully submitted,



Cheri Curtis

Secretary for the meeting