
RECORD OF PROCEEDINGS

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

February 13, 2019

A Regular Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held February 13, 2019 at 6:00 p.m., at the Creekside Clubhouse & Grill, 530 Cotton Ranch Drive, Gypsum, 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:

- Mike Brown
- Chris Meister
- Jeanne Marie Cummins
- Mike Coggins
- Ruth Powers

The following Directors were absent and excused:

- Steve Forster

Also in attendance were:

- David & Barbara Nordin
- Richard Thompson
- Bob Rulon
- Mike Pritchard
- Joe Webster
- Linda & Karl Gunzelman
- Don Dotson
- Beric & Linda Christensen
- Dave Colcins
- Tom Powers
- Rob & Gloria Johnson
- Robinette Hoppin
- Mark Lehman
- Steve & Lynn Manente
- Jud Shoup
- Erin Cobb
- Katherine Osten
- Debby & Howard Kaminsky
- Kathleen Lepeda
- Owen Lococo

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- Lorryre Bell
- Trina Richey
- Scott Gordon
- Eric Weaver, Marchetti & Weaver, LLC
- Cheri Curtis, Marchetti & Weaver, LLC
- Diane Kovalik, Secretary to the Meeting

Call to Order

The Regular Meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Brown at 6:00 p.m. noting a quorum was present.

Changes to Agenda

Design Review matters will be moved up on the agenda after approval of minutes.

Public Input None

Minutes

The Board reviewed the November 8, 2018 Special meeting. By motion duly made and seconded it was unanimously

RESOLVED to approve the November 8, 2018 Special meeting, subject to minor revision.

DRC Process The CRHOA includes the valley floor and Sky Legend. Mr. Weaver explained the HOA Board is elected by the Community and the DRC Committee is appointed by the HOA Board. Director Brown opened the meeting to community input on the matter.

Richard Thompson started the discussion by explaining that a number of community members in the valley floor believe the DRC approval process has allowed homes that are not consistent with rest of the community, including three houses on Whitetail that are the same floorplan, with minimal exterior variations.

Joe Webster presented a "Joint Complaint and Petition for Termination of Leah Mayer as the HOA Architect, Dissolution of the Current Design Review Committee, and Establishment of Separate Design Review Boards for Cotton Ranch Valley Floor and Sky Legend". The petition provides additional information and specific examples of how

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the group believes homes were built that do not comply with the guidelines. The petition included 43 signatures in support of the action.

Approximately a dozen members in attendance also provided comments largely centered around the homes construction on Whitetail and the additional home by the same builder that as recently approved by the Design Review Committee with conditions. Additional items discussed included reported mistakes made by the DRC, difficulties with the process experienced by owners and builders, property valuation declines because of some homes being approved, the need to amend the guidelines to require higher standards of home design and disallowing similar homes, the need for notification of nearby owners of plan submittals, homes not meeting the setback requirements required by previous committees, the level of authority given to Leah Mayer as the administrator of the Committee, concerns that Leah Mayer doesn't understand the community, concerns with fences being approved especially when allowed to be enclose large areas and near the golf course, additional oversight needed during the construction process, and other related topics.

Director Coggins reported that he attended the last DRC meeting and thought the understanding from the last meeting was the process was going to slow down and make sure the plans are meeting the DRC guidelines.

Director Powers stated that she bought a home that looks much different than other homes in Cotton Ranch. With housing there are differences in opinions and it is impossible to please everyone but stated that she takes the community member concerns seriously.

Director Brown stated the Board has heard very serious concerns from the community and needs time to understand options that it may have related to the concerns brought forward.

Mr. Weaver suggested scheduling another Board meeting in approximately one week to allow additional information to be obtained. The meeting will be announced to the community via the constant contact email system.

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DRC Member

Appointment With the resignation of Chris Meister from the committee the Board will need to appoint a replacement for this alternate position. Mr. Weaver reported that Mr. Thomson and Mr. Gunzelman had both expressed interest in serving on the DRC committee. No additional nominations were received from the floor. After giving a short summary of their desires and qualification to be on the Board Mr. Gunzelman nominated Mr. Thompson who is versed in the DRC Guidelines. By motion duly made and seconded it was unanimously

RESOLVED to appoint Richard Thompson to the DRC to fill the vacant alternate position.

Board Member

Appointment With Tom Pohl vacating his position on the Board due to the sale of his home there is a vacancy on the Board. Mr. Weaver reported that Mr. Gunzelman, Mr. Lococo, and Mr. Nordin have expressed interest in being appointed. Mr. Gunzelman and Mr. Nordin provided a bio on why they should be appointed to the Board. Mr. Lococo withdrew his nomination.

Director Meister suggested having someone on numerous boards is beneficial for the community to increase communication between multiple entities and therefore he would recommend Mr. Nordin who is also on the Metro District Board. Mr. Brown noted that three additional positions will be up for election at the March annual meeting.

By motion duly made and seconded it was unanimously

RESOLVED to appoint David Nordin as a new Board member to the HOA replacing the vacancy of former Director Pohl with a term expiring in 2020.

The majority of the owners in attendance left the meeting.

Survey

Mr. Weaver reviewed the survey results with the Board and remaining community members noting 132 responses with the majority of owners:

- Supporting allowing guests of residents to park motorhomes and campers in owners driveways for up to one week
- Not supporting the instillation of speed humps on Cotton Ranch Drive

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- Supporting the change made to the Design Guidelines that allows fences on the valley floor
- Prefer an open space setting for a park compared to playground equipment

Director Powers noted the Board changed the design review guidelines to allow fences in the valley floor and went through the proper process. Director Powers posed the question of how to move forward with the temporary halt on fence approvals and it was decided to not take any action until after the survey results were presented at the annual meeting.

Metro Update

Mr. Meister reported that the system will be started in early April to make sure it is working properly for May use. A new filtration system will be installed in the upper pumphouse to hopefully alleviate the clogging issues experienced in Sky Legend.

2019 Meeting Calendar

The 2019 meeting and community event calendar was reviewed. The annual meeting will be held on March 20, 2019 and next regular meeting is scheduled for May 8, 2019.

Snowplowing Mr. Weaver stated the contractor is having difficulties plowing the sidewalks, which are constantly plowed in when the Town clears the streets and have issues with narrow widths and snow storage in certain areas. Director Powers was surprised that Lara and the end of Black Bear are not being plowed, which Mr. Weaver explained stemmed from repeated difficulties of cars in driveways blocking the sidewalks. Director Meister suggested including the additional streets and see if the contractor can provide the service as well as using a plow in lieu of blower on the sidewalks.

Mr. Weaver suggested increasing the 2019 snowplowing budget to allow for additional services.

Landscaping Mr. Weaver presented the contract with Gypsum Creek Golf Course for landscape maintenance, which is the same amount as in 2018. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2019 contract with Gypsum Creek Golf Course.

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The proposals for tree spraying and flower maintenance will be presented at the May meeting.

Community

Liaison The Community Liaison reports were included in the packet and reviewed by the Board.

Community Park

Update Mr. Weaver reported that there was no update as locations are limited. He recommended this be brought up with the Board after the annual meeting to obtain direction.

Short-Term

Rentals Director Powers stated that she will work to present her recommendations at the meeting to be scheduled in approximately one week.

Open Item

Lists The Board reviewed the list and added the following items:

- Send letter to the DRC regarding side set backs to be measured from the fascia board
- The HOA Board should send a response to letters received from owners
- The HOA and DRC meeting minutes should be posted timely to the website

Financial

The preliminary December 31, 2018 financials were reviewed, noting cash flows have improved with collection proceedings and additional properties added from the Villas at Cotton Ranch. Revenues finished above budget and a number of expenses finished favorable to budget. The Board reviewed the 2019 budget and agreed to increase the snowplowing budget to \$10,000. By motion duly made and seconded it was unanimously

RESOLVED to approve the 2019 budget as amended.

AP

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

RESOLVED to approve the accounts payable list

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Collections The collections and accounts receivable reports were reviewed with no additional action needed by the Board at this time.

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 February 2019.

Respectfully submitted,



Diane Kovalik
Secretary for the meeting