
RECORD OF PROCEEDINGS

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

November 2, 2016

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held November 2, 2016 at 6:00 p.m., at the Gypsum Creek Grill, 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:

- Tom Pohl
- Mike Brown
- Ruth Powers
- Mike Coggins
- Jennifer Kirkland

The following Directors were absent and excused:

- Steve Forster
- Chris Meister

Also in attendance was:

- Matt Jones, Marchetti & Weaver, LLC

Call to Order

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

Changes to Agenda

There were no changes to the Agenda.

Public Input

Several items were mentioned at the beginning of the meeting during the public input.

It was reported that there was a dead tree on Valley road that needs to be removed. There are also trees that are blocking traffic sight lines at both entrances on Cotton Ranch Drive and Timberwolf. The Board has requested that Mr. Jones hire a contractor to come in and cut these two entrances back.

The Board also reviewed the idea of putting a pocket park somewhere in Sky Legend. The Board would like to review this with Scott at RGE Group (Developer) and see if there is an area that could be established for a park in filing 3.

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The Town of Gypsum has moved forward with installing pickle ball courts to replace the non useable tennis courts. They should be completed before the end of 2017.

Director Kirkland reported that there had been 2 recent home fires in Cotton Ranch, one due to a cigarette left burning in a planter next to a home and the second one was in a room where a mirror magnified sunlight and caused home fixtures to smolder.

2017 Calendar

The Board briefly reviewed the meeting calendar for 2017. The next board meeting is scheduled for February 8, 2017. The Board discussed the proposed meeting schedule and would like to move the annual meeting to March 20, 2017. The remainder of the board meeting dates will remain as presented. The Board will look to formally adopt the calendar at the first meeting in 2017.

Minutes

Upon review and by motion duly made and seconded it was unanimously

RESOLVED to approve the August 3, 2016 meeting minutes as presented.

Compliance

Mr. Jones gave a brief review of the recent compliance violations.

It was reported that there was a non approved dog run at 345 Whitetail. Mr. Jones will have the Compliance officer review the dog run.

It was reported that there were a few non-approved for sale signs in Cotton Ranch. Mr. Jones reported he will have the compliance officer review and send warnings out to the owners.

Sidewalk Snowplowing

Mr. Jones reported that the sidewalk snowplowing had been put out to bid due to the lack of timely service during the 2015-2016 winter. Two local contractors bid on the sidewalk snowplowing in addition to the current snowplower. The bid from Rocky Mountain Custom Landscaping was significantly less than the bids from Beaumont Excavating and Brush Creek Landscaping. The

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Board reviewed the bids and discussed the large discrepancies in the bid amounts. Mr. Jones reported he spoke at length with the low bidder on the expectations from the Board on the snowplowing. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve the Rocky Mountain Custom Landscaping sidewalk snowplowing contract at a monthly amount of \$342 for a total of \$1,710 for the 2016/2017 winter.

It was reported that if Rocky Mountain Custom Landscaping does not keep the sidewalks clear the Board will look to cancel the contract and hire Beaumont Excavating to complete the remainder of the contract at the increased price.

Cotton Ranch Drive and Valley Road Irrigation

Mr. Jones reported that Director Meister was still working with a landscape architect to review and prepare plans to update the irrigation on Valley road and on Cotton Ranch drive. So far nothing has been received back from the landscape architect so the board tabled this discussion until the February 2017 meeting.

Design Review

Mr. Jones reported that the design review committee has been busy with a number of minor application reviews as well as home reviews for the new Villa homes on Black Bear, 3 new home lots on North Legend as well as a few single family homes.

It was reported that the design review committee is still reviewing the guidelines for suggested changes to make the guidelines following what is happening in practice. The drafted guidelines should be available for review before the February 2017 board meeting. Mr. Jones will forward the redline draft out as soon as they are available.

Social Events

Mr. Jones reported that the Breakfast with Santa event is scheduled for December 17th from 9am to 12pm. The Event will take place at Creekside Grill.

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Mr. Jones reviewed the preliminary calendar that was reviewed earlier in the meeting. The Board would like for the BBQ / Pool Party and Garage sale dates set prior to the Annual Meeting so that the dates can be given out at that meeting. It was also requested that the event is well publicized with signage and several email notifications.

Financial Statements

Mr. Jones presented the September 30, 2016 financials. It was reported that the forecast has been updated with all known variances to the original budget. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the September 30, 2016 financials.

The Board will look to formally approve the 2017 budget at the first meeting of the year.

Accounts Receivable

The Board briefly reviewed the accounts receivable list. Mr. Jones noted that he will continue adding liens to any properties with more than 2 years worth of outstanding dues.

Accounts Payable

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

RESOLVED to approve the accounts payable list as presented.

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 2nd day of November 2016.

Respectfully submitted,

Matt Jones
Secretary for the meeting

