
RECORD OF PROCEEDINGS

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

May 7, 2014

A Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 7, 2014 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:

- Larry Britt
- Pat Gates
- Bruce Penman
- Tom Pohl
- Ruth Powers
- Mike Brown

The following Directors were absent and excused:

- Larry Brooks

Also in attendance was:

- Kelly Gates, Homeowner
- Matt Jones, Robertson & Marchetti, PC,

Call to Order

The Meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Pohl at 6:05 p.m. noting a quorum was present.

Public Input

Nothing reported.

2014 Calendar

The Board briefly reviewed the meeting calendar for 2014. The next board meeting is scheduled for August 6, 2014. The Board also discussed the November meeting and would like to tentatively move it to November 12th.

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Election of Officers

By motion duly made and seconded it was unanimously

RESOLVED to elect Director Tom Pohl as President, Ruth Powers as Vice President, Director Mike Brown as Treasurer, Director Pat Gates as Secretary and Director Larry Brooks, Larry Britt and Bruce Penman as Assistant Secretaries/Assistant Treasurers; and

FURTHER RESOLVED to appoint Larry Brooks as the Common Area Liaison and Larry Britt as the Compliance Liaison.

Minutes

The Board reviewed the meeting minutes presented in the board packet. The Board mentioned one change on Page 4 in regards to First Bank and Alpine bank contributing to completion of the Metropolitan District bond financing. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve the February 19, 2014 minutes, subject to the change noted above.

Cotton Ranch Entrance

The Board reviewed the state of the entrance and the new Cotton Ranch sign as well as the landscaping and irrigation for the flower beds. They discussed fixing the stone work on the sign as well as rewiring the irrigation box to be out of sight and updating the irrigation in the beds. After board discussion, Director Britt will get a bid to get the stonework behind the Cotton Ranch sign repaired. Director Gates will get a bid from an electrician to rework the irrigation electronics and move the control box. The Board has asked Mr. Jones have Larry Brooks review the proposal from Brush Creek to rework the landscaping irrigation and give his approval. Once all the bids are received, Mr. Jones will pass the totaled bid off to the Board to get an email approval on getting the stonework fixed, the electronics for the irrigation moved as well as add new irrigation piping in order to have this area watered more effectively. This work should be completed before the August meeting.

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Cotton Ranch Drive Bridge Flower Pots

Mr. Jones reported that he received a bid to plant the flower pots for \$160 but as there is no irrigation to the pots there would be a \$20 per day fee to water the pots. The Board discussed how the golf course has watered the pots in the past but are not willing to guarantee that they can do this daily this year. The Board discussed the possibility of just removing the flower pots. Homeowner Kelly Gates and Board member Ruth Powers both volunteered to assist with making sure the flowers are watered daily. Mr. Jones will follow up with Kelly and Ruth once the install date of the flowers is known.

Social Events

Mr. Jones reported that the Community Garage Sale is scheduled for Saturday, May 31st. This year we have moved the garage sale to earlier in the season in order to have one large sale early in the summer over several separate garage sales throughout the summer. Lisa Bystrom, the chairman on the Sky Legend Board, is assisting with the notice in the paper and compiling the addresses of owners who are participating. It was reported that we already have several owners lined up to participate in the sale.

At the annual meeting several owners mentioned the possibility of holding a community event for owners to meet and socialize. Mr. Jones mentioned the idea to Scott Berry, the owner of Creekside Grill and he would be willing to assist with the event. There was mention of the possibility of having the Cotton Ranch Pool stay open late one evening to allow the option of having owners children join the event as well. Most of the Board felt late July or early August time frame would work best. Mr. Jones will follow up with Creekside and WECMRD to see if having a Pool Party / Community BBQ is an option and try and determine dates this could work for the majority of the Board. Mr. Jones will follow up with the Board via email to schedule.

Compliance Committee

Several homeowners at the annual meeting had complaints in regards to RV parking and other compliance items. At the meeting

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Director Penman mentioned that we should create a compliance committee, so at the meeting we gathered owners who were interested in reviewing the rules and design guidelines of the community. The Board briefly discussed having a Board member head off this committee and reviewed the possibility of updating some of the rules and or clarifying them. Ruth Powers volunteered to contact the homeowners on the list and to get feedback from these owners on the Association rules and bring back a summary of issues and recommendations to the Board.

Design Guidelines

The Design Review Committee has been reviewing the design guidelines to determine what updates need to be done in order for the guidelines to be applicable for multi-family units. The red-line version of the design guideline changes were included in the Board packet for review. The Board did not like the additional language in section 9 of the rules in regards to parking. Director Britt recommended that we approve all the changes in the redline except the portion in Section 9 before the August board meeting.

After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve the updated Design guidelines with the removal of the changes to section 9

Mr. Jones will review the Association documents and follow the procedure to get the design guidelines updated and notices posted and have the design guidelines formally updated as soon as possible.

New Homes

Mr. Jones reported that there are several homes under construction currently in Cotton Ranch. The homes being constructed by Pauls Corp in Sky Legend are all sold or under construction. Director Britt reported that the DRC has seen a lot of action recently and he expects several more homes to start construction throughout the summer.

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Financial Statements

Mr. Jones presented the March 31, 2014 financials. The forecast has been updated with all known variances to the original budget. Mr. Jones reported that the annual Association dues were billed around the middle of March and most had not been received by the end of March as to why the large accounts receivable balance. The Board had no questions. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve March 31, 2014 financials.

Accounts Receivable

The Board briefly reviewed the accounts receivable list with nothing more to report.

Accounts Payable

The Board reviewed the accounts payable list. Mr. Jones reported that he received a late invoice for \$2,930 from LKSM Designs for DRC Administration that he would like to include for approval.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable list with the inclusion the LKSM Design invoice

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 May, 2014.

Respectfully submitted,



Matt Jones
Secretary for the meeting