
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Members of Cotton Ranch Homeowners' Association

March 21, 2018

The annual meeting of the members of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 21, 2018 at 6:00 p.m., at the Creekside Grill in Cotton Ranch, Gypsum, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors of the Association were present:

- Mike Brown
- Mike Coggins
- Jennifer Kirkland
- Steve Forster
- Ruth Powers
- Tom Pohl
- Chris Meister

Also in attendance were:

- Cheri Curtis, Marchetti & Weaver, LLC
- Eric Weaver, Marchetti & Weaver, LLC
- Tom Buzbee, Gypsum Creek Golf Course
- Property Owners:
 - Sarah Braucht
 - Sandi & Larry Britt
 - Paul & Tristan Cada
 - William & Shawna Carson
 - Michael Chon
 - Beric & Linda Christiansen
 - David & Elizabeth Collins
 - Joel & Jean Marie Cummins
 - Gary Davis
 - Larry Dutmer
 - Kirk & Robin Dwyer
 - Trina Ehrenberg
 - Tim O'Brien
 - Keith & Kimberly Foster
 - Hector & Rachel Gonzalez
 - Tom Jensen
 - Robert & Gloria Johnson
 - Justin Kirkland
 - Mark & Jolene Lehman

RECORD OF PROCEEDINGS

COTTON RANCH HOME OWNERS ASSOCIATION March 21, 2018 Annual Member Meeting Minutes

- John Lowry
- Sarah Mertens
- Wendy Miller
- Michael Monaco
- Darrel & Kathleen Ochs
- Jerry & Robin Santoro
- Todd & Julie Shahan
- George Sheram
- Diane & Richard Stovall
- Michele Tousignant
- Joe Webster
- Villas at Cotton Ranch, Represented by JT Landreth
- Helena Eertman (By Proxy for Jean Marie Cummins)
- Deborah Fox Hawk (By Proxy for Jean Marie Cummins)
- Lynn Gregg (By Proxy for Jean Marie Cummins)
- Owen & Linda Lococo (By Proxy for Jean Marie Cummins)
- Erich & Sylvie Rifenburgh (By Proxy for Jean Marie Cummins)
- Ileana Sutter (By Proxy for Jean Marie Cummins)

Call to Order The member meeting of the Cotton Ranch Homeowners' Association was called to order. Although a quorum of the Members was not present, the items on the agenda were still presented to those present but no votes were taken on any matters.

Member Education Mr. Weaver briefly reviewed the responsibilities of the Cotton Ranch Homeowners Association and provided member education to the attendees. The Association is responsible for the common area landscaping, sidewalk plowing, design review and covenant compliance.

Approval of Meeting Minutes The approval of the 2015, 2016, and 2017 meeting minutes was tabled due to a lack of quorum.

Election of Directors Mr. Weaver explained that the terms of Jennifer Kirkland and Steve Forster were expiring and opened the floor to nominations. Both Jennifer Kirkland and Steve Forster stated that they would be interested

RECORD OF PROCEEDINGS

COTTON RANCH HOME OWNERS ASSOCIATION March 21, 2018 Annual Member Meeting Minutes

in serving for another term. Jean Marie Cummins was nominated from the floor to serve on the Board. Ballots were distributed and counted while the meeting continued.

Community Updates

Gypsum Creek Golf Course

Tom Buzbee, the Director of Golf, informed members the Town of Gypsum has put \$3,000,000 into the golf course over the last several years. The bridges were replaced this winter. Golf play is increasing from visitors to Eagle County. Mr. Buzbee encouraged residents to golf at the end of the day for a reduced rate.

Real Estate

Mr. Weaver reported that there were 38 sales in 2017. The average sales price is approximately \$480,000. There were five lot sales, with an average price of \$63,800.

Social Events

The survey results were reported. There was a consensus the pool party should be held earlier in the day. Since the Town of Gypsum owns the pool and it is managed by WECMRD, staff will work WECMRD to see if an earlier time is possible.

The results of the garage sale were mixed. It was noted Breakfast with Santa only primarily beneficial to parents and grandparents with young children.

Common Area Maintenance and Sidewalk Plowing

Mr. Weaver report on the issues with finding a contractor for sidewalk plowing. Brush Creek Landscaping was able to assist this year. Marchetti & Weaver's office will work on securing a snowplow contractor for the sidewalk in early 2018. Landscape improvements are being considered and the Association will continue to contract with the Town of Gypsum for maintenance.

Compliance

Wendy Miller introduced herself as the new Community Liaison and updated the members on the approach for covenant enforcement. A welcome letter was created with highlights of the covenants. Ms. Miller is addressing known covenant violations with hopes to resolve ongoing issues in a neighborly manner.

RECORD OF PROCEEDINGS

COTTON RANCH HOME OWNERS ASSOCIATION March 21, 2018 Annual Member Meeting Minutes

The major covenant violations being addressed are parking, RV's and dog issues. Ms. Miller has also assumed responsibility of the dog stations.

Larry Britt questioned the status of the TOG approving ADUs. The Board reported ADUs are not allowed in Cotton Ranch. Director Borne explained the Board received legal opinion that the Declaration of Covenants do not allow ADUs.

District Update

Mr. Meister gave a quick update on the Cotton Ranch Metropolitan District, which is primarily responsible for providing raw-water irrigation to the community and for a paying the debt service for bonds issued to finance the costs of the infrastructure of the community.

The irrigation lines where ran to the island on the hill up to Sky Legend in 2017. It was also reported the raw water irrigation system should be operating by mid-April. A new mag meter was installed in the pumphouse.

Construction deposits are now required for any new construction to cover the cost of any damages to the District raw water irrigation system during construction.

DRC Update

During 2017 the DRC was busy with the Villas at Cotton Ranch and custom homes. The revised Declaration of Covenants were approved to clean up unclear items and for changes seen by the community since the original creating of the guidelines. All exterior modifications need to be approved by DRC through Leah Mayer. The process for minor changes is easy and all documents can be found on the Cotton Ranch website.

Financial Report

Mr. Weaver reviewed the financial report and the 2018 adopted budget with the attendees. Dues will remain at \$300 per property. Collection rates continue to be an issue but are improving. Mr. Weaver explained that with no quorum present to act otherwise, the Association will once again retain the excess funds collected in 2017 over the amount expended to keep the funds from becoming taxable by the IRS.

RECORD OF PROCEEDINGS

COTTON RANCH HOME OWNERS ASSOCIATION March 21, 2018 Annual Member Meeting Minutes

The capital reserves increased. New units have been added to the Association in the Villas and on Legend Drive. Mr. Weaver briefly reviewed revenues and expenses for the Association. The DRC revenue is a large item that is offset by expenditures. The Association has added \$10,000 for collection costs that will be billed back to the property owners. Overall the Association was \$8,000 favorable in 2017.

Homeowner Input

Property owners continue to report that speeding in Cotton Ranch remains a concern. Speed bumps were requested and it was noted temporary speed bumps are possible. Property owners are encouraged to express their speeding concerns with the Town of Gypsum.

The Town of Gypsum finished the pickleball courts in the spring of 2017. Robin and Jerry Santoro are volunteering to manage the courts. The pickleball nets will go up this spring after the chance of freezing has passed to protect the nets.

Larry Dutmer made a request to have a tree removed on Valley Road to allow views from homes on Black Bear that backup to Valley Road. The Board agreed to take his request under advisement.

Election of Board Members

The ballots were counted and Steve Forster and Jean Marie Cummins were elected to serve until 2021.

Adjournment

There being no further business to come before the members at this time, the member meeting of the Cotton Ranch Homeowners' Association was adjourned.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting