

2025 Annual Owner Meeting Minutes – Cotton Ranch Homeowners Association  
Held by Zoom, April 3, 2025

Roll Call:

Lisa Kheloco, Property Manager

Owen Lococo, Property Manager

Craig

Larry Dutmer

Tommy Edwy

Jim

Kerry Jacobs

Rebecca Wilson

- Al Barrows called the meeting to order at 6:09pm
- Board members present: Al, Gary, Carrie, Shady, Chris, Dave
- Board quorum
- DRC update - lots of new builds on Black Bear, everything else running smoothly
- Metro update:
  - New upper pump house in October for Sky Legend
  - Factory startup is next week
  - Will test for main line breaks
  - Don't anticipate a call on Eagle River, only 2 calls in 29 years, should have no issues getting water
  - Sky Legend folks got an additional allotment of water due to the land being turned into an easement
- Financial Update:
  - Allan gave the update to explain budget and target budget
  - Dues can never be increased over \$300

- Only way to increase them is through 2/3 vote to change governing documents
- Reviewing every line item to find cost savings
- Gary took over to speak
- Moved money around last year to get the best savings rates and make sure money is spread around and fully FDIC insured
- \$20,000 expense to Sky Legend for landscaping
- Dues are back to \$300 per month
  - Snowplowing is one of the big categories they will be looking at
- Looking a reserves to cover
  - Irrigation on Valley Rd may need replacement
  - Possible contribution to pocket park in Sky Legend
- HOA will run out of money in 5 years at the current deficit rate
- Owner questioned Covenant Enforcement expense of \$15k
- Blake Scott joined the meeting
  - Every spring they have to do a huge cleanup of the golf course after the winter
  - No dogs allowed on the golf course now that it's open
  - Record year last year with 24,000 rounds
- Chris Meister discussed the TOG Master plan, landscaping in Cotton Ranch is on hold pending finding out what the town is doing, vote will be in November
  - Owner expressed concern, and was advised to talk to the town council
  - Property is owned by the town, HOA has no say
- Pocket Park is 2-3 years out
- Election
  - 3 candidates expressed interest for the 3 open seats - introduced themselves
    - Gary Davis
    - Scott Pope

- Monica Kryzer
- No vote necessary, all were appointed to the board
- Thanked former board members
- Landscaping
  - Talking about potential options for the future
  - Must benefit everyone
  - Person he asked for a quote from said he can't even get started for \$100k, told him we didn't have enough money to do anything meaningful
  - Not giving up, will look for additional options
  - Complaints about Valley Rd tree trimming
    - Explained easement and maintenance that the HOA has been performing since the HOA began
    - CM shared he was out of town when the trimming happened and that the trees were butchered, bottom line is it happened and they are looking at remedies
    - Do you have plans to do landscaping to create privacy for the folks by the school with bright lights
- Public Input
  - Discussed master town plan and need for all owners to vote on it when it's time
  - Dog cleanup is an issue
- Meeting adjourned 7:27pm