

COTTON RANCH HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, February 11, 2026

The meeting of the Board of Directors of the Cotton Ranch Homeowners Association was held by Zoom teleconference as a 5:30 p.m. Board Meeting.

(1) CALL TO ORDER

The meeting was called to order at 5:30 p.m.

(2) ROLL CALL

BOARD MEMBERS IN ATTENDANCE WERE:

Allan Barrows – President – 65A Coyote Pl

Gary Davis – Treasurer – 1519 S Legend

Dave Nordin – Director – 200 Coyote Pl

Monica Kryzer – Director – 54 Lynx Cir

Christopher Meister – Director – 291 Black Bear

Scott Pope – Director – 250 Red Fox

Shady Blethen – Director – 125B Whitetail

HOMEOWNERS IN ATTENDANCE INCLUDED:

Manuel Armas – 100A Black Bear and 100B Black Bear

Hilario (Noe) Torres – 105 Black Bear

Stephen & Patricia Manente – 150 Whitetail

Frank & Kerry Jacobs – 170 Red Fox

Aaron & Ana Childers – 205 Black Bear

Bratzo Horruitiner – 220 Red Fox

Pearson (Jim) & Melba Stewart – 350 Black Bear

George & Datum Sheram – 1550 S Legend

Rebecca and Nicholous Kanaly – 10A Black Bear

Jim & Kathy Hill – 40 Lynx Circle

Owen and Linda Lococo – 52 Black Bear

Richard & Carol Jeffries – 92 Lynx Cir

OTHERS PRESENT:

Sam Thurston – Property Manager

Terence Thurston – Property Manager

Richard Thompson – DRC Consultant

(3) PROOF OF NOTICE OF MEETING

Notice of the meeting was emailed to owners in accordance with the Association's governing documents.

(4) MEMBERS' FORUM

A Members' Forum was held. The Board discussed the new CMS accounting portal. The software is called Vantaca. The portal is an online system for owners to be able to look up account balances, set up auto payment of HOA dues etc.

(5) APPROVAL OF MINUTES FROM PREVIOUS BOARD MEETING, HELD 12/10/25

The Board reviewed the minutes from the December 10, 2025, Board meeting. A motion was made, duly seconded, and the minutes were approved.

(6) FINANCIALS REVIEW

Gary Davis, Treasurer, reviewed the December 2025 financials, noting total assets of approximately \$371,000. It was reported that two certificates of deposit were recently moved from Edward Jones to First Citizens Bank.

(7) METRO DISTRICT UPDATE

Chris Meister provided a Metro District update. It was reported that the community is expected to have adequate water for the upcoming irrigation season, although low snowpack may affect water availability if a water call occurs.

The Board discussed irrigation rates for 2026 and ongoing maintenance and improvements to water infrastructure.

(8) APPROACH TO RESERVE FUNDING DISCUSSION

Monica Kryzer and Management reviewed the Association's draft Reserve Schedule Worksheet. The Reserve Schedule Worksheet is a tool created by HOA management that is intended to assist with long-term capital project planning. The Worksheet indicates that additional assessment collection will likely be needed over time to fund future capital needs, including irrigation system replacement, entrance beds, and sign replacement.

The Board discussed the estimated future cost of irrigation system replacement, which may be approximately \$250,000 to \$450,000. The Board decided to defer hiring a professional reserve study consultant at this time and continue refining the internal reserve schedule worksheet.

The Board also discussed the possibility of future Valley Road expansion or widening, a prospective project of the Town of Gypsum.

(9) TWO BOARD POSITIONS AVAILABLE AT UPCOMING 2026 ELECTION OF DIRECTORS

The Board discussed the two Board positions available at the upcoming 2026 election.

Allan Barrows and Dave Nordin each indicated they are willing to stand for re-election and continue serving if needed.

Management will coordinate with the Board regarding notice to the membership and solicitation of interest from other owners who may wish to serve.

(10) TREE TRIMMING PLANNED FEB/MARCH

The Board discussed the planned tree trimming work along Valley Road, anticipated for late February or early March. Management will send one additional communication to affected owners before the work proceeds.

(11) APPROVAL OF MOWING & IRRIGATION CONTRACTOR(S) FOR 2026

The Board discussed mowing and grass care services for 2026. A motion was made, duly seconded, and approved to contract with Gypsum Creek Golf Course for mowing and grass care services for the 2026 season at the rate of \$8,200 for the season.

Selection of the irrigation and garden contractor was tabled for further review.

(12) GOLF COURSE COMMUNITY ETIQUETTE FRIENDLY REMINDER

The Board discussed sending a friendly reminder to the community regarding golf course etiquette, including reminding owners and residents to pick up after their pets.

(13) SET A DATE FOR THE ANNUAL OWNER MEETING

The Board discussed potential dates for the 2026 Annual Owner Meeting. Management will email the Board to collect availability for possible March or April meeting dates, with a preferred start time of 5:00 p.m.

The Board discussed whether the meeting should be held by Zoom or at an in-person location. Management will check availability, cost, and technology capabilities at the Gypsum Recreation Center.

(14) ADJOURNMENT

There being no further business, the meeting was adjourned at 6:23 p.m.

Prepared by:

Sam Thurston, Property Manager

Cotton Ranch Homeowners Association