

Notice of a Meeting of the Board of Directors

COTTON RANCH HOMEOWNERS ASSOCIATION

Tuesday, October 7th, 2025, 5:30pm to 6:30pm to be held:

By Zoom Conference Call (click this link to join the meeting:)

<https://us02web.zoom.us/j/87317784646?pwd=EAAdVVpfcoqAQ8bvWZkRoix3jjZM5F.1>

A G E N D A

1. Call to Order
2. Roll Call
3. Proof of Notice of Meeting
4. Members' Forum (up to 5 minutes total or at discretion of Board)
5. Approval of Minutes from 7/9/25 Board Meeting (posted on HOA website)
6. Metro District Update (Chris Meister)
7. Financial Reports Review and Update (Gary Davis)
8. 1st Pass at the *Preliminary* Draft Budget for 2026
 - a. Snow Removal Bids
 - b. Social Functions
 - c. Mowing
 - d. Tree Care
 - e. Irrigation/Spring Fall Clean/Gardens
9. HOA Roadmap (Monica Kryzer)
 - a. Draft Reserve Schedule Worksheet (Created by Thurston) – Or – Bids for Professional Reserve Study
10. Landscaping
 - a. Updated Old Growth Tree Trimming Proposal
11. Resolution to Design Guidelines to Change Compliance Deposit from \$5K to \$2K
12. Board Adoption of Required Updated Governance Policies for HOA (Al Barrows)
13. Update on Sky Legend Property Transfer Proposal (Al Barrows)
14. Set a Date for the Next Board Meeting (Likely Early December) – Finalize 2026 Budget
15. Adjournment to Executive Session to Discuss Legal Matters

Sam Thurston is inviting you to a scheduled Zoom meeting.

Topic: Cotton Ranch Board Meeting 5:30p 10/7/25

Time: Oct 7, 2025 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87317784646?pwd=EAAdVVpfcoqAQT8bvWZkRoix3jjZM5F.1>

Meeting ID: 873 1778 4646

Passcode: 197370

One tap mobile

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+16699006833,,87317784646#,,, *197370# US (San Jose)

Join instructions

https://us02web.zoom.us/join/87317784646/invitations?signature=auOkLRRjsGZyqBsft0tgV1nUAYLmkxPT3HhV7nK_-LE