
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
January 25, 2017**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held January 25, 2017. The meeting was held at the Creekside Grill, Cotton Ranch Road, Gypsum, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Chris Bystrom
- Mark Lehman
- Dave Collins
- Chris Meister
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Daniel Ritsch
- Larry McKinzie

Call to Order The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:05 p.m.

Minutes The Committee reviewed the minutes of the December 28, 2016 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from December 28, 2016.

**New Home – 389 Legend Drive, Lot 77C
Daniel Ritsch, Owner; Larry McKinzie, Builder**

The home was submitted for preliminary review. This home is in the "Bluff Edge" area of Sky Legend, which is reminiscent of mining structures.

The lot corners have been staked, but the home has not. This must be done prior to final design approval.

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New home floor level is acceptable but the grading on the north side must not directly drain onto neighboring property. Small retaining walls are preferred over the 3:1 slope on north side of home.

The committee suggesting reviewing defensive space to home with fire department.

The maximum amount of permanent irrigation was discussed. The Owner is not sure if he wants a landscape strip in the driveway or gravel. Other site details, i.e. address marker, window wells and driveway width were discussed,

The front entry needs to be brought down to a human scale. It is currently too tall/large. The columns need a base detail. The rear elevation reads very horizontally and should be more vertical. Several ideas were discussed.

Roof pitches of less than 8:12 are acceptable as presented. The exterior materials were reviewed. Concrete site walls must be encased on stucco or other finish materials. All dormers shall be consistent on 3 sides and exterior materials should transition (be the same) around corners.

Structural looking elements should appear to support all projected building elements. Exterior stair to office shall be removed.

Window mullions are appreciated by the committee, but if the owner wanted to show fewer mullions, this would be acceptable.

Upon a motion duly made and seconded, it was

RESOLVED to approve the preliminary design for the new home design at 389 Legend Drive.

Design Review Guideline Revisions

A draft of the guideline revisions were reviewed. Changes will be made and sent to the Sky Legend and Cotton Ranch HOA's for their upcoming meetings.

Chris Meister offered to get the irrigation detail upgraded. Chris M. asked for the guidelines to be recorded once they are revised and approved.

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New Business

No new business was discussed.

Adjournment

Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Cotton Ranch Homeowners' Association Design Review Committee this 25th day of January, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting