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# RECORD OF PROCEEDINGS

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**Minutes of the Meeting  
Of the Design Review Committee of the  
Cotton Ranch Homeowners' Association  
July 12, 2017**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held July 12, 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
- Dave Collins
- Chris Meister
- Mark Lehman
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Steve Forster

**Site Visit**           The Design Review Committee of the Cotton Ranch Homeowners' Assoc. met on site (60 Lara Place) before the meeting.

**Call to Order**       The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:25 p.m.

**Minutes**            The Committee reviewed the minutes of the June 28, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the minutes from June 28, 2017.

**New Fence – 60 Lara Place, Lot 182  
Ami & Matt Caller, owner**

The owner has concerns about golfers on her property. Both walking and driving on the cart path. The cart path has a sharp turn going uphill and is located on this property. She is requesting a split rail fence to act as a barrier along the edge of the green and the cart path where it is steep.

The fence would not be solid and would appear as a landscape feature on the site, reminiscent of the ranching history of the community.

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## COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE July 12, 2017 Meeting Minutes

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The committee felt that this was a unique situation and could approve this type of landscape feature on this site. They are aware of the desire not to have fences in Cotton Ranch.

The owner would need to coordinate installation with the golf course staff. They had been contacted before this meeting by L.Mayer and did not have objections to this specific fence.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the fence at 60 Lara Place along the golf course property.

### **Design Guideline Review Final Draft**

The HOA Board reviewed the draft version of the guidelines and made a few changes. This committee, along with HOA Board member Steve Forster, reviewed the fence, solid body paint, netting and growing season issues again and finalized the document.

Discussion about the fencing included removing specific dimensions and adding language to allow “small, open fencing in the style of Sky Legend fencing”. Most lots in Cotton Ranch don’t have a defined building envelope, so this was not a good phrase to add into the definition for fences. The proposed changes take out specific dimensions and allow fences to be considered on a case-by-case basis with the emphasis on maintaining unfenced open spaces. The intent was strengthened in the document language.

A section on temporary “seasonal” fencing was added. This was put in to allow for garden fencing or fencing to protect trees from wildlife. This has a maximum installation time of 6 months or the season it is installed in.

Language prohibiting solid body paint was removed, but it will still be discouraged by the committee on wood exterior materials.

The revised document will be forwarded to the HOA Board for one last approval and then will go through a public process before it is accepted.

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### **New Business**

The HOA Board has agreed to a new compliance procedure with the compliance officer. The design review committee members want her to begin contacting some owners about specific violations. Specifically discussed were dog run fences at 270 Black Bear & 40A Coyote (seen from the clubhouse) & unapproved signs at 38 Bentwood.

### **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 23<sup>th</sup> day of July, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting