
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
May 10, 2017**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 10, 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:

- Mark Lehman
- Dave Collins
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Jennifer Kirkland (partial)
- Jose Rojas
- Jose Rojas, Jr.
- Richard Thomas
- Amber Gammill

Site Visit

Dave, Tim, Jennifer & Leah met at the villas site to review the current conditions @ 6:00.

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 March 8, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from March 8, 2017.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE May 10, 2017 Meeting Minutes

New Home – 400 Whitetail, Lot 3D Ernesto Arrieta, owner; Jose Rojas, Builder

The Owner had drawings that he said had been previously approved for a duplex on this lot. The Administrator had no record of this and the drawings he submitted were not stamped approved.

The home has been staked on the site and missing items were reviewed. A survey, proposed grading, amount of stone on home, construction details, a roof specification, a construction management plan must be submitted for review.

The driveway width was approved as drawn. The evergreen trees should not be planted as close to the home as shown. The stone will be Colorado buff including the cap. Windows will be taupe. The garage door will be wood and will follow the pattern as drawn.

Upon a motion duly made and seconded, it was

RESOLVED to approve the final design for the new home design at 400 Whitetail.

New Home – 1396 S. Legend, Lot, Sky Legend Larry Overly, owner; Yuri Kostick, Builder

The Builder is requesting a 14 foot wide driveway. The siting of the home does not allow for much room to drive past another car in the driveway. The committee agreed to this variance.

Upon a motion duly made and seconded, it was

RESOLVED to approve a variance for the driveway width at 1396 South Legend Drive.

New Fence – 1561 S. Legend, Lot 85C Matt Paula, owner;

The homeowner is requesting a fence in his rear yard. The style and height is compliant. The owner has been asked to submit dimensions for the fence to verify it is not in a setback.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE May 10, 2017 Meeting Minutes

Upon a motion duly made and seconded, it was

RESOLVED to approve the fence design once the dimensions have been verified for the home at 1561 S. Legend.

**New Homes – 392 & 396 Legend, Lots 78C & 79C
Scott Russell, owner; Kathryn Butters, Architect**

These homes have been approved for final design. The applicant submitted a change to the garage doors on these homes.

The committee discussed this change and the fact that it makes these 3 new homes all the same on the street elevation, although 1 home has a mirrored floor plan. They agreed this would be acceptable, but want to discuss with the developer that more variety will be required in future home designs.

New homes – Buildings 1 thru 6. Villas at Cotton Ranch

Building #1 – 92, 94 Black Bear

Building #2 – 82, 84, 86 Black Bear

Building #3 – 72, 74 Black Bear

Building #4 – 62, 64, 66 Black Bear

Building #5 – 52, 54 Black Bear

Building #6 – 46, 48 Black Bear

JT Landreth; developer

These homes are in various stages of completion. The developer is requesting a return of some compliance deposits. These homes were reviewed in the field and compliance letters have been generated.

It was agreed that the compliance deposit for the first 3 homes would be release with the exception of \$5,000 on Building #2 because the sales office is still in place.

The Committee also wanted the following completed: the aluminum flues and vents painted black, the overspray on the fireplace direct vents be corrected, replace dead shrubs and continue to be diligent about dust mitigation.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE May 10, 2017 Meeting Minutes

There is a large grade change at the north end of the project. The developer will be asked to submit a fence design to the DRC if one is required by the town.

New Business

There are several items that have been installed in the community that are not in compliance but no violation letters are currently being delivered. The HOA is reviewing the letters and the process.

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 10th day of May, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting