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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  
August 29, 2018**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held August 29, 2018. 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 Meister
- Mark Lehman
- Dave Collins (late)

Also in attendance were:

- Leah KS Mayer
- Margie Kendall
- Roger Kendall
- Don Dotson
- Richard Thompson
- Karl Gunzelman
- Hector Gonzalez
- Jessica Gonzalez

**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.

**Changes to the Agenda**

These items were added to the agenda:

308 Legend – M. Lehman – new trees

1349 S. Legend – A. Fernandez – new solar installation

Villas – 74, 76, 78, 80 Lynx Drive – new quad-plex

**Minutes**

The Committee reviewed the minutes of the May 9, 2018 DRC meeting.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the minutes from May 9, 2018.

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## COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE August 29, 2018 Meeting Minutes

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### **New Paint – 340 Red Fox Hector Gonzales, owner**

The homeowner painted their home without DRC approval. They are new to Cotton Ranch and said they were not aware of the procedures in the community for exterior changes.

The committee did not have any issues with the new colors and reviewed the need for committee approval for exterior changes.

Richard Thompson, another community member, did not think the white color was appropriate but since there is not any specific guideline against white, however the committee agreed to approve this color because there is not a specific guideline against a white color on a home.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the new paint colors for the home at 340 Red Fox on this 29<sup>th</sup> day of August, 2018.

### **New Home – 240 Coyote Place, Lot 155 Roger & Margie Kendall; KRM, Engineer; Don Dotson, Builder**

This project was reviewed for preliminary design. The design review fee was collected at the meeting

The siting of the home and grading was discussed. The main level elevation can remain as shown. The proposed grading must be shown as more natural on the drawings. Provide a legal topographic survey for the lot.

The homeowner is going to propose extending the existing berm on the south east side of the property. He needs to get permission from the town of Gypsum for this.

The driveway width is not shown. There was discussion regarding the width and angle it hits the street. It was approved as is and a variance to the maximum width will be allowed.

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The east elevation faces the golf course and there was discussion about this elevation being like a front elevation because it is so visible to the golf play. The long roof along this side was discussed but it does have a break which should help. A new stone design was presented and is an improvement.

The landscape plan will be revised by the applicant to try to get a berm and move the spruce trees further south. Less gravel may be proposed. The landscape planting should blend with the neighbors. 5,000 is the maximum allowed for irrigated lawn per the Metro District.

The exterior materials were presented for review. The metal roof cannot be shiny. The garage door is proposed to be wood but the design is still changing.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the preliminary design for the new home at 340 Coyote Place on this 29<sup>th</sup> day of August, 2018.

### **New trees – 308 Legend Mark Lehman, Owner**

Mark is requesting to add 2 new trees in his side yard. This was reviewed prior to the meeting and was approved via email.

### **Solar Installation – 1349 S. Legend Angelo Fernandez, Owner**

The owner is requesting to add solar panels on a portion of their roof.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the solar installation for the home at 1349 S. Legend on this 29<sup>th</sup> day of August, 2018.

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### **New Home @ The Villas – 74, 76, 78, 80 Lynx Circle, Lots 61, 62, 63, 64 JT Landreth; Developer**

This project had been reviewed for preliminary design over a year ago. The criteria for final design review was to see a coordinated drawing set for each new building and the design review fees, compliance deposit and water tap fees are to be paid. The developer has provided this information and paid the fees.

There was some discussion about the water tap fee and what was appropriate, but Cheri Curtis will work with the Metro District on this.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the new quad-plex home at 74, 76, 78, 80 Lynx Circle on this 29<sup>th</sup> day of August, 2018.

### **Other Business**

Richard & Karl came to the meeting to see the elevations for the approved modular home in Sky Legend and to get a better understanding of the Design Review Committee process. Richard was frustrated with the lack of communication in the community and, in his opinion, lowering of design standards. He was encouraged to join a committee and that this was the best way to help in the community.

### **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 29<sup>th</sup> day of August, 2018.

Respectfully submitted,  
Leah KS Mayer, Secretary for the meeting