
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
January 17, 2019**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held January 17, 2019. 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

Also in attendance were:

- Leah KS Mayer
- Richard Thompson
- Karl Gunzelman
- Lin Gunzelman
- Richard Ste. Marie
- Raymond Aguilar
- John Rose
- Marlene Rose
- Lorayne Bell
- Joe Webster
- Beric Christiansen
- Jud Shoup
- Michael Pritchard
- Michael Coggins
- Steve Manuete
- Lynn Manuete
- Rob Johnson
- Gloria Johnson
- Robert Mach

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.

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Public Comment Residents attended this meeting to express concerns about the design review committee and several new homes in the community. The notes which follow are not a comprehensive list of every concern, but a general character of the comments.

A general theme of comments were in regards to the homes built by Richard Ste. Marie over the last few years (there are 4): These homes are too similar in style and not of a quality construction. The multitude of materials is confusing and chaotic. The design as is should be denied. The aesthetic of his homes do not match the aesthetics and quality of the neighborhood and bring adjacent home values down.

The design guidelines should be changed. New homes should follow the vision of Cotton Ranch from the time when it was built. Fences and shed roofs (or not as a dominant feature) should not be allowed in CR. Consider the neighboring properties with new home designs. Make guidelines more specific. Prepare an approved list of colors to be used in CR. Help them understand why these homes got approved. Homes should be harmonious and complimentary to adjacent properties. Allow for only 3 materials or colors maximum. The community was not properly informed when the design guidelines were last revised.

Many attendees at this meeting say they do not receive community communications. L.Mayer agreed to share the email list from the sign in sheet with the HOA. There was a request to be notified of the DRC meetings. L.Mayer agreed to send the meeting agendas to everyone on this same list as a courtesy.

Possible action items to improve the process:
Neighbor notification of new homes and DRC meetings
Better communication about DRC meetings & discussions at HOA meetings
Add meeting minutes to website in a timelier manner

Mike C notified the group that the next HOA meeting on February 13 is in this same room.

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L.Mayer briefly described the DRC process and mentioned that there is currently an open spot for an alternate member of the DRC. Karl G & Richard T have expressed interest in joining. Interested applicants should contact her or Cheri Curtis.

Minutes

The Committee reviewed the minutes of the January 2, 2019 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from January 2, 2019.

New Home – 325 Whitetail, Lot 72 Richard Ste. Marie, Builder

The new home was reviewed for preliminary design. The design review fee was collected at the meeting. Richard was in attendance for the public comment portion of the meeting. The committee suggested he listen to the comments about the quality and amount of varying materials and see if he could incorporate any of those concepts into the new home design.

The height is above the allowed 30 feet. It is about 32 feet above existing grade. After discussion, the committee agreed this was acceptable.

The line between lawn and natural grasses should not be a straight line. It should be natural. Review the lawn of the adjacent homeowners and blend in to their sod or natural grasses. The direction of golf play was discussed and trees may want to be added from the direction of golf balls. Windows with a glass replacement policy are going to be used.

The exterior materials and forms should be reviewed to be “harmonious and complimentary” with the neighboring homes. The home is very box like and could appear to be modular. Care should be taken to add more depth and variety to the massing.

The front porch is awkward and doesn't really work with the overall design. It is a trap for snow and water which would

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drain onto the driveway. This is a poor design and should be revised.

All material transitions must occur at inside corners or at least 2 feet from an outside corner. Flat material transitions (in this design and on recently constructed homes) will not be allowed.

The window design and mullions are consistent throughout the home.

The porch/kicker and column designs are not consistent and should be.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary design with the condition that the above comments will be reviewed and some brought into the design at final review for the new home at 325 Whitetail on this 17th day of January, 2019.

Other Business

None.

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 17th day of January, 2019.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting