
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association September 26, 2018

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held September 26, 2018. The meeting was held at the 240 Coyote Place and then 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
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Margie Kendall
- Roger Kendall
- Don Dotson

Call to Order

The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:00 p.m.

Minutes

The Committee did not review the minutes of the August 29, 2018 DRC meeting.

New Home – 240 Coyote Place, Lot 155

Roger & Margie Kendall; KRM, Engineer; Don Dotson, Builder

This project was reviewed for final design. The submittal was discussed on site.

The driveway was discussed. The edges were staked on site. After much discussion, about the angle of approach and the need for golf course access, the width was decided to be approved at 12 feet from the northernmost stake at the existing concrete sidewalk. The driveway can flare out on the home site as desired by the owner, with DRC approval.

The waterline is located in the driveway. The builder is not concerned with this location and will confirm that coverage is adequate for frost.

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The landscape plan was discussed and no changes are required. Patio materials will be concrete. The owner has discussed the proposed berms along the golf course with the Town, They are generally in agreement with this.

There are 2 different grading plans in the submitted set and the current design is not complete and has missing grades. A coordinated set of drawings was requested. The owner mentioned that he does not want to take any additional time to get the engineer to make these changes.

Exterior details were reviewed. All exterior material changes must occur at inside corners or a minimum of 24" from an outside corner. Stone on the home will be real stone, not veneer and will be proud of the stucco. The detail for the east-west gables varies from the north-south gables. This was approved.

Details should be provided for the column to stone/stucco connection. A chimney cap design must be provided. The porch ceiling and soffit will all be stained 1x6 cedar T&G. The electrical meter must be shown on the drawings with material information.

No galvanized metal supports will be allowed to be left exposed. They must be covered or be an architectural grade, painted type.

The owner does not desire to install any special glass in the windows facing the golf course or other protection.

Provide specifications for exterior light fixtures, front & garage doors. Provide a construction management plan.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final design for the new home at 240 Coyote Place on this 26th day of September, 2018.

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New Gutters – 14 Bentwood

Garrett Antill; Owner

The owner is requesting to install gutters on the front of the home.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve new gutters on the home at 14 Bentwood on this 26th day of September, 2018.

Other Business

The growth of the natural grasses at the new homes at the end of Legend Drive was discussed. It does not appear that temporary irrigation is installed. Leah M. will have conversations with both Scott Russell and Dan Ritch about this.

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 26th day of September, 2018.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting