
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association January 2, 2019

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held January 2, 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
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Richard Thompson
- Karl Gunzelman
- Don Harkins
- Leslie Harkins
- Linda Gunzelman
- Katherine Osten
- John Rose

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 reviewed the minutes of the September 26, 2018 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from September 26, 2018.

New Fence – 280 Red Fox

Al & Kathleen Zepeda; Owners Mark Heinbough; Developer

The committee reviewed the latest correspondence with the Owners and Developer and decided not to allow a variance to release any more of the compliance deposit before the approved landscaping is installed near the new fence.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE January 2, 2019 Meeting Minutes

Public Input

Several neighbors of 325 Whitetail attended the meeting to express their concern about the submitted design for this new home.

The neighbors in attendance expressed general dislike for the new home design for 325 Whitetail and they want the design to have more quality of materials and design as is fitting with the surrounding homes. The general feeling was that the previous 2 homes across the street (290 & 310) do not blend with the neighborhood and they bring property values down.

Several also stated that many new homes in the neighborhood are not in compliance with the guidelines and expressed their displeasure with recent designs.

A letter with photos of non-compliant homes in the area and neighbors signatures was brought to the meeting. The letter was not given to the committee for review during the meeting. The intention is for the HOA Board to receive it.

There was a suggestion that standard colors be selected for the neighborhood and only those colors could be used.

Committee members expressed their understanding of the neighbor's concerns.

New Home – 325 Whitetail, Lot 72

Richard Ste. Marie, Builder

The applicant did not attend the meeting. It was decided to table the discussion until he could be present.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to table the preliminary design for the new home at 325 Whitetail on this 2nd day of January, 2019.

Year-End report

The report was in the Board packet and there was minimal discussion on this topic.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE January 2, 2019 Meeting Minutes

Other Business

Chris Meister has resigned from the Design Review Committee. Richard Thompson & Karl Gunzelman have requested to be on the Committee. L.Mayer will forward their names to Cheri Curtis for the HOA Board to appoint a new member.

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 2nd day of January, 2019.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting