
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
January 23, 2018**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held January 23, 2018. The meeting was held at the Gypsum Library, 47 Lundgren Blvd., Gypsum, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Dave Collins
- Chris Meister
- Tim O'Brien
- Mark Lehman

Also in attendance were:

- Leah KS Mayer
- Maggie Fitzgerald

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 November 15, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from November 15, 2017.

New Home – 37 Legend Drive, lot 69C

Bob Hampton, Owner; Maggie Fitzgerald, Architect

This new home was reviewed for preliminary design. It is in the Bluff Edge neighborhood of Sky Legend. The design review fee was delivered at the meeting.

The home is well sited for this lot. The hammerhead is fairly close to the neighboring property line. Clarify the retaining walls. They are shown both as boulders and walls. The committee recommended having a preliminary discussion with the town regarding the driveway location. It is very close to the intersection.

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The exterior material palette could be simplified. There are 6 materials in the current design. Exterior materials need to turn corners and not stay on only one façade. Colors and material samples were not presented for review at this time.

Provide a base detail for the rear deck and review the minimum post sizes for Sky Legend. The garage door is required to be recessed in Sky Legend and the frieze above the door is too high. Window grills are inconsistent in this design.

This appears to be a modular home that will be delivered to the site. This is acceptable to the committee as long as there is no visible “stitching” of the boxes. Exterior cladding should be applied on site to disguise this.

Tim O. read an email from Chris M (who could not attend) regarding the metro district deposit and irrigation mainline on this property. This can be further reviewed/discussed at the final design review meeting.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary design for the new home at 37 Legend Drive on this 23rd day of January, 2018.

New Home – 280 Red Fox, lot 97 Don Dotson, builder

This new home is complete and a site inspection was requested and performed. The Administrator had several issues to review with the Committee before releasing the inspection letter.

The completed grading at the rear yard on this site is very steep and unnatural. Also a swale that was requested at the final design review meeting was not built very well.

After some discussion, it was decided to release the inspection letter and discuss options to mitigate either of these issues with the builder. The issues will not hold up the final compliance of the home but the committee

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would like to know if any remedial work could be performed to lessen these issues.

Miscellaneous Issues

The fence at 1561 S. Legend Dr. was not discussed due to timing.

Dave & Mark agreed to continue on as Design Review committee members for another term.

New Business

L.Mayer gave a brief update on a recent meeting with Wendy Miller, the new compliance officer for Cotton Ranch and some HOA Board members. Wendy is learning what is important to the Board while she is starting her new position.

The committee expressed that the garage door that Richard Ste. Marie had requested approval for at 310 Whitetail is not consistent with the guidelines. This was also discussed and denied via email prior to the meeting.

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 23rd day of January, 2018.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting