
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association April 24, 2019

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held April 24, 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:

- Richard Thompson
- Karl Gunzelman
- Chris Bystrom
- Tim O'Brien
- Steve Manente

Also in attendance were:

- Leah KS Mayer
- Victor Roacho
- Lin Gunzelman
- Don Dotson
- Kim McGhee
- Owen Lococo

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 April 10, 2019 DRC meeting. Steve Manente's name was misspelled and will be corrected.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from April 10, 2019 as noted above.

New Home – 161 Black Bear, Lot 8 Victor Roacho, Owner

The new home was reviewed for preliminary design. The design review fee was collected at the meeting. The site is not yet staked for review.

Lot coverage was confirmed as just the home and extent of roof. The rear yard appears to be small. L.Mayer suggested this be reviewed once staking is complete.

12'-0" driveway width at the road was discussed. Driveway flare can be wider than that. Discussed adding a hammerhead

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or other alternate parking space on site that does not impede the garage access.

Maximum 5,000 sf of sod was discussed as well as ways to find balance between adjacent neighbors irrigated lawn and a xeriscape landscape.

The committee does not want to see low slope and shed roofs as the predominant feature and asked for these to be eliminated or greatly minimized. The proposed amount of metal roof was discouraged. A small amount may be acceptable. The committee expressed that the massing and materials of the home is not harmonious enough with neighboring homes. A suggestion was made for using stucco to blend more with the neighbors. A chimney cap design is required for final approval.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary design, after the site staking is reviewed, and with the conditions mentioned above, for the new home at 161 Black Bear on this 24th day of April, 2019.

Minor Alteration (Solar installation)

1316 S. Legend

Dan Delaney; Owner

85 Talus

Hector Gonzalez; Owner

12B Black Bear

Patrick Christie; Owner

12A Black Bear

Osbaldo Aragon; Owner

These 4 applications were reviewed together as they are all for new solar panel installations on the roof of each home. There was no discussion.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the minor alterations (solar panel installation) for the homes at 1316 S. Legend, 85 Talus,

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12B Black Bear & 12A Black Bear on this 24th day of April, 2019.

**New Home – 155 Whitetail, Lot 80
Linda Gunzelman, Owner**

The applicant presented revised elevations to the committee for review. This was not a final review and was for feedback only. The committee members had no objection to any of the proposed designs which are intended to break up the long side walls of the home.

**New Home @ the Villas – 68, 70, 72 Lynx Court
JT Landreth; Developer**

This triplex was submitted for final/permit review. There were no objections or discussion.

Steve M mentioned that the silt fence along the creek side of The Villas lots is not well maintained and should be trenched in for it to be effective. L.Mayer will contact the developer about this.

Helena Knight contacted the administrator about the Villas for sale sign in her front yard. This is actually common area and 2 signs were approved at the beginning of the project that did not fall within the exact CR Design guidelines. This is one of those signs.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final/permit design for the new home at 68, 70, 72 Lynx Court on this 24th day of April, 2019.

**New Home – 400 Whitetail, Lot 3D
Ernesto Arrieta, Owner**

There was a brief discussion about the issue regarding items not built per the approved plans. The committee agreed to table discussion until the items from the compliance letter have been addressed including planting the quantities per the approved landscape drawings.

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Painting of Utility Boxes **Various locations**

The committee discussed the ideas presented by the town for painting a few electrical boxes within Cotton Ranch and decided they did not want this. They agreed that the town could paint the boxes a solid natural color like sage green. Sky blue would not be acceptable.

Design Guideline Review

Karl agreed to summarize the guideline changes and L.Mayer will create a dropbox for all to review the document. Karl wants to have the changes ready by the June HOA meeting and requested a document review 2 times per week.

Steve F's list from 4/10/19 was briefly discussed. The committee thought increasing DRC to 5 permanent members with a quorum of 3 was reasonable. Possibly without alternates. A liaison from the DRC to the HOA was discussed as a mechanism to increase communication between the 2 groups. Karl has agreed to do this for now since he is in both groups. This was discussed as a possibility for both Cotton Ranch and Sky Legend HOS boards. This committee role would have no other hierarchy on the committee.

Other Business

Owen Lococo stated that he had requested the paint color selections for the homes at the Villas from the developer. They said they don't have them and asked if L.Mayer had them. She will look in her records.

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 24th day of April, 2019.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting