
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
May 22, 2019**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 22, 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:

- Steve Manente
- Chris Bystrom

Also in attendance were:

- Leah KS Mayer • Chad Cusworth
- Melissa Brandup • Lin Gunzelman

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 May 8, 2019 DRC meeting. Chris declined to vote on this as he had not attended the previous meeting.

**New Home – 211 Timberwolf, Lot 120
Fortius Construction; Owner; Melissa Brandup, Architect**

The new home was reviewed for preliminary design and the design review fee was collected at the meeting.

The home is proposed to be factory built with the garage & exterior materials built on site. The home was staked and Steve and Leah had reviewed this. The location appears acceptable as it somewhat aligns with the neighboring home on the street side.

Maximum lawn area was discussed as well as the desire for irregular transitions (not straight lines) between lawn and natural grasses.

Custom home details & design was discussed. The lack of massing changes and detailing make it less like a custom home. The window pop-outs and porch appear tacked on. A more integral look may make it appear more customized. The

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committee suggested that a 3d model may help to understand the developed design better.

Wood siding must be stained and not painted in Cotton Ranch. Cementitious siding is not allowed on the valley floor

The stone piers sitting on the wood porch deck is not acceptable. The very ordinary window sizes and placement do not help make it appear as a custom design. The west elevation is very long and flat.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to disapprove the preliminary design for the new home at 211 Timberwolf on this 22nd day of May, 2019.

Minor Alteration – 1369 S. Legend Robert & Kathleen Archey; Owner

The application for a solar installation on the roof was discussed. The conduit is proposed to run on the roof and exterior of the home. The committee agreed that the conduit should be painted to match adjacent materials..

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the proposed solar installation with the condition that the exposed conduit be painted to match adjacent materials at the home at 1369 S. Legend Drive on this 22nd day of May, 2019.

New Home – 100 Coyote Chris Escobedo; Owner

The Committee reviewed the completed items for this new home. The return of half the compliance deposit was discussed.

Upon a motion duly made and seconded, it was unanimously

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RESOLVED to release half of the compliance deposit for the new home at 100 Coyote Drive on this 22nd day of May, 2019.

Minor Exterior Modification – 1315 S. Legend

Jonathon Lovins; Owner

The Committee reviewed this solar panel installation application for completion.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the solar installation project at 1315 S. Legend on this 22nd day of May, 2019.

Minor Exterior Modification – 50 Lara Place

Robert Martin; Owner

The Committee reviewed this solar panel installation application for completion. The external conduit has been painted to match adjacent materials

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the solar installation project at 50 Lara Place on this 22nd day of May, 2019.

Minor Exterior Modification – 35A Black Bear

Margaret Walinsky; Owner

The Committee reviewed this new gutter installation application for completion.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the new gutter project at 35A Black Bear on this 22nd day of May, 2019.

Minor Exterior Modification – 80 Talus

Brian Forkner; Owner

The Committee reviewed this solar panel installation application for completion.

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Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the solar installation project at 80 Talus on this 22nd day of May, 2019.

**Minor Exterior Modification – 211 Black Bear
Heather Weems; Owner**

The Committee reviewed this new garage door installation application for completion.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the new garage door installation project at 211 Black Bear on this 22nd day of May, 2019.

Other Business

Steve M. noticed that a large Rubbermaid shed is installed outside next to the garage at 255 Whitetail. He asked about the procedure for taking care of non-compliant issues like this. This kind of notice should be sent to Wendy Miller, the compliance officer for Cotton Ranch. There is an established procedure that she follows for notifications and fines if the issue is not resolved.

Consent Agenda

The following items were approved prior to this meeting via email:
64 & 66 Lynx Court

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 22nd day of May, 2019.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting