
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
July 17, 2019**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held July 17, 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
- Chris Bystrom
- Karl Gunzelman

Also in attendance were:

- Leah KS Mayer
- John Rose
- Lin Gunzelman
- Richard Bowell

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 and approved the minutes of the June 26, 2019 DRC meeting.

**Minor Building & Landscape alteration– 290 Whitetail
Richard Ste. Marie; Owner**

The applicant has installed a portion of new fence for review and is requesting to install about 125 feet of fence as a barrier from the street to the pond. The committee does not mind the portion of new fence, but since this fence does not comply with the guidelines, no additional fence can be installed.

The applicant will plant 10- 8 foot spruce trees along the pond as a barrier instead.

The applicant has installed shutters on the home without DRC approval. The shutters are acceptable to the committee but all windows must have 2 shutters and they should be proportional to the window.

Upon a motion duly made and seconded, it was unanimously

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RESOLVED to approve the fence (as-built), new trees and shutters for the home at 290 Whitetail on this 17th day of July, 2019.

Minor Building alteration– 350 Red Fox Marlene Rose; Owner

The Owner is requesting to repaint their home. Committee members have been by to see the colors prior to this meeting but did not like them and had asked the Rose' to try to come up with new colors. John presented a new color at the meeting, but doesn't like it as much as the original choices.

John had polled some of his neighbors and brought their signatures of approval to the meeting. He accused the committee of "nitpicking" his color choice.

A vote was held and there was a Yes (Chris B.), a No (Karl G) and Richard abstained. Since the vote did not carry, the other committee members will be asked to vote.

New Home – 245 Whitetail, Lot 76 Richard Bowell; Builder, Lai White; Owner

This new home was reviewed for final design. Many items from the administrative review were discussed and resolved.

New drawings were presented and reviewed at the meeting. Richard stated that he did not want to show the existing grade lines or the extent of the creek on the site plan. Richard stated that he will not plant lawn or trees in the creek.

Straight lines were discussed and accepted for the edging between landscape rock/gravel and the lawn areas. The areas of concrete, rock and stone were clarified on the drawings. A hammerhead was not proposed. Stone adjacent to the concrete driveway will be added to allow for ease of use of the driveway. It will flare from the 12'-0" width at the street.

Richard stated that the roof overhang will be 24", typical. Discrepancies on the drawings shall be corrected.

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The round element on the elevations is not noted, but will be a painted decorative item, the same color as the stucco. Wood lintels will be installed at all window and doors (including the garage). The percentage of stone must be shown on the drawings. The stone columns were discussed and drawing discrepancies will be coordinated

The chimney will be shown on the elevations. The applicant is unsure of it will be installed. The meter enclosure will be wood. Dimensions and materials for the privacy wall will be added to the drawings. The front porch will be wood with a composite decking. The garage and front doors will be wood. The roof discrepancy was discussed and Richard will review the drawings. The windows are proposed to be wood on the exterior (stained). The committee cautioned against this for durability reasons.

The exterior light fixture specification and the construction management plan has not been provided for review.

The committee reiterated that any changes that occur during construction must be provided to the committee for approval prior to installation.

Colors and materials were not brought to the meeting for another review. L.Mayer requested a photo of the samples for the record. The procedure for a mock-up during construction was discussed.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final design for the new home at 245 Whitetail with the condition that items discussed above are completed and sent to the DRA and the committee prior to releasing drawings for permit on this 17th day of July, 2019.

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New Business Richard T. reviewed the minutes from previous meetings and did not find an approval for the stain color on the deck at 350 Red Fox. There was an application for a new railing in 2017. L.Mayer will look into this.

The committee discussed preparing a standard set of colors for all homes in Cotton Ranch (valley floor) to adhere to. L.Gunzelman cautioned against selecting bold colors. She believes home colors should be neutral in order to be harmonious..

Consent Agenda No items were reviewed prior to this 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 17th day of July, 2019.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting