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# RECORD OF PROCEEDINGS

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## **Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association August 23, 2017**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held August 23, 2017. 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
- Dave Collins
- Chris Meister
- Mark Lehman
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Jennifer Kirkland
- Richard Ste. Marie

**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.

**Change to the Minutes**            Some issues were asked to be reviewed at 350 Black Bear and 1396 S. Legend Drive. These items were added to the agenda.

**Minutes**                    The Committee reviewed the minutes of the July 12, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the minutes from July 12, 2017.

### **New Stairs – 305 Whitetail Charlie Bell, owner**

The owner was not able to be present at this meeting due to a last minute conflict. Jennifer Kirkland believes that although the town of Gypsum allows ADU's, Cotton Ranch HOA rules do not. She suggested that Charlie come to the next HOA meeting to discuss.

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# RECORD OF PROCEEDINGS

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## COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE August 23, 2017 Meeting Minutes

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The design review committee would review a stair in this location but the same concerns of non-conforming design and adjacency to the neighbors have not changed. These issues would need to be addressed.

### **New Home – 310 Whitetail, lot 137**

#### **Lai White, owner; Richard St. Marie, builder**

The home was reviewed for preliminary design. The following items were discussed before Richard withdrew this design. He will present a different design at a later meeting.

The home was staked, but the property lines were not. The home must be professionally staked prior to any excavation.

The grading along the creek must not disturb the top of creek bank. The grading shown on the drawings appear to disturb this but Richard assured the committee it would not and the grading would blend in to existing topography. Silt fence must be installed to protect the creek during construction. It is proposed to install sod to the top of creek bank.

The driveway was discussed and 2 off-street parking spaces should be shown on the drawings.

There were some issues with materials changing at corners on the elevations.

The roof slope (5:12 min.), shed roof style and material (metal) were all presented as non-conforming. After some discussion, Richard decided the design could not be adjusted to comply with these guidelines and withdrew the design.

### **New Paint– 171 Black Bear**

#### **Becky Erickson, owner**

The proposed stain samples was on the front porch at her home. The lighter paint color and darker trim color were thought to be a good update to the home.

Upon a motion duly made and seconded, it was

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COTTON RANCH HOMEOWNERS' ASSOCIATION  
DESIGN REVIEW COMMITTEE  
August 23, 2017 Meeting Minutes

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**RESOLVED** to approve the new paint colors at 171 Black Bear.

**New Paint– 350 Black Bear**

**Jim Stewart, owner**

The proposed stucco sample was painted on the front of the garage

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the new paint color at 350 Black Bear.

**Villas at Cotton Ranch**

**Modification to approved landscape – 57,59,61 Lynx Circle**

**JT Landreth; developer**

The proposed landscape modifications include more shrubs along the side of the home and the road. The committee had no exception to this change.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the modified landscape planting at 57,59, 61 Lynx Circle.

**Villas at Cotton Ranch**

**Final New Home Design – 90 & 92 Lynx Circle**

**JT Landreth; developer**

This new home design has minor changes from a previous hip roof duplex design that was approved by the DRC. The entry column remains per the previous design. The committee had no exception to these changes.

There was some discussion about allowing a window well and an on-grade patio in the easement and setback. If the town of Gypsum has no objection to this, the DRC does not have any objection. Leah will review these issues with the town planner.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the final design for the new duplex at 90 & 92 Lynx Circle if the easement issues are acceptable to the town.

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## COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE August 23, 2017 Meeting Minutes

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### **New Home – 1396 S. Legend**

#### **Larry Overley, owner Yuri Kostick, Builder**

The builder notified the Administrator that the outstanding compliance issues have been completed. Leah visited the site prior to this meeting. All items are completed to her satisfaction except for the native grass restoration. Although some areas have netting and hay, large areas of dirt still exist.

The committee wants more re-veg added to the site. Once this is complete, they agree that a letter can be prepared so the owner can receive a TCO from the town and half the compliance deposit can be released.

The re-veg areas do not currently have temporary irrigation. The builder has requested not to install it. The committee agreed that they would allow this but will review the re-veg areas in the Spring and may require it at that time.

### **General Administration**

The DRC could meet on either September 6 for JT Landreth. He requested an additional meeting between now and September 13.

### **New Business**

None

### **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 23<sup>th</sup> day of August, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting