
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association April 10, 2019

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held April 10, 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
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Steve Petersen
- Gail Petersen
- Sylvie Rifenburg
- Edward Abramson
- Lin Gunzelman
- Rob Johnson
- Steve Manente
- Craig Jagger
- Manuel Varela
- Chris Forman
- Karin Eisler
- Joe Webster
- Patrick Scanlon
- Steve Forster
- Ernesto Arrieta
- Jose Rojas

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 February 6, 2019 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from February 6, 2019.

Administrative Issues

New committee members were introduced. Administrative role was reviewed. Sylvie R., Edward A. & Steve M. have expressed interest in being on the DRC. They introduced themselves and told us a little about themselves.

New modular homes for Fortius Construction Introduction & Conceptual presentation

Patrick Scanlon of Fortius Construction introduced himself and a potential project of 3 homes that will be "system built" in Cotton Ranch. He stated that they want to construct a higher

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quality product in this neighborhood than their typical product and will work with a local architect.

The committee and administrator iterated that custom homes are required in CR and that system built/modular homes have challenges on hilly sites that need to be addressed in order to get approved in CR and the new homes should be harmonious with adjacent properties.

Landscape issues @ 392, 396 & 400 Legend Drive Compliance discussion

The outstanding items from the compliance letters were discussed, especially the dirt areas adjacent to the homes.

After discussion, the committee agreed that the compliance deposit for these homes should not be returned to the developer and that these funds should be used to remedy the missing landscaping (natural grasses) at these homes. L.Mayer will work with Marchetti & Weaver to properly notify the developer and arrange for the work to be completed.

General discussion about recent water letter and impact to DRC guidelines

Craig Jagger was present and he is also on the Metro Board. A general discussion was had about the recent letters about high usage rates that were sent to both Sky Legend and Cotton Ranch homeowners.

Due to these water issues, the committee agreed that if residents want to revise their landscaping to be more drought tolerant and to not strictly comply with the guidelines, they would be open to this. Designs should be presented to the committee for review.

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

The new home was reviewed for preliminary design. The Owner confirmed that the home will be site constructed and a local engineer will review and stamp the construction drawings.

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L. Mayer asked Karl to recuse himself as he is listed as an owner on this property. Karl did not wish to recuse himself. Richard & Tim agreed to allow him to review and vote on this design. Karl did not vote at the end of the discussion.

The site had been staked prior to the meeting. The grades steeper than 3:1 should be revised. The floor level was discussed. The Owner may consider lowering it. The driveway at the street will be 12'-0" with flares wider than that.

5,000 max. lawn is allowed. Discussion about amount of sod versus native grass was discussed. Owner will review and develop for final review.

Owner does not intend to install window protection for golf play since tee boxes are nearby.

Trusses at front entry and back porch will be open and soffits will be hardi material to match other soffits. The chimney shroud design will be developed for final review and may be painted copper. The dormer is drawn as siding but will be revised to be stucco. Meter locations and electrical enclosure design should be provided. Something to break up the large uninterrupted walls on each side of the home was discussed. The Owner will consider this suggestion.

The design review fee and compliance deposit were collected at the meeting.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary design with conditions mentioned above for the new home at 155 Whitetail on this 10th day of April, 2019.

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

The Owner & Builder attended the meeting. The committee let them know that, although the home turned out very nicely, the changes during construction from the approved design are very

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concerning. Changes from approved drawings include window design, minor roof forms, exterior siding and landscape planting. Ernesto Arrieta apologized and explained that they were new to the building process and did not realize they were doing anything wrong. The entire committee (Chris B was not in attendance) will discuss this and let them know how it can be resolved.

Design Guideline Review

Richard suggested tabling this issue due to the timing of the meeting. All agreed and a brief discussion was had. In addition to Karl's suggested text, items to review may include additional field inspections during construction, maximum sod areas on the valley floor, can contractors lose permission to build in CR?, best way to communicate changes to residents, change to fees and/or deposits. This discussion will continue at future meetings.

Other Business

Karl presented a letter to L.Mayer from Ed Doogan about spruce trees at 46 Sky Mountain. L.Mayer will look into this.

Some neighbors of 290 & 310 Whitetail expressed a complaint about the noise created by the heating units in the home. The design guidelines do not have a noise regulation. Steve Forster will bring this up at an HOA meeting as it may conflict with a covenant or other HOA rules.

Tim commented on a previous approval for the new decks at some of the homes at The Villas. He is concerned with the large overhang and that the structure may not appear large enough for the cantilever decks.

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 10th day of April, 2019.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting