
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association September 6, 2017

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held September 6, 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

Also in attendance were:

- Leah KS Mayer
- Richard Ste. Marie
- JT Landreth
- Sylvie Rifenburg

Call to Order The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:15 p.m.

Minutes The Committee reviewed the minutes of the August 23, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from August 23, 2017.

New Home – 310 Whitetail, lot 137 Lai White, owner; Richard St. Marie, builder

Richard presented the same house as the previous meeting but with a new roof design and some variation on the exterior materials.

The grading and landscaping along the creek was discussed again. A silt fence must be installed to protect the creek during construction. It is proposed that there will be no native grass on this property.

The new roof design is a gable type with asphalt shingles on the majority of the home. The slope is 5:12 which complies with the guidelines. Some

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minor roofs are less than a 5:12 slope and have metal. This is acceptable to the committee.

The off street parking is shown on the site plan.

The exterior materials and window configurations were reviewed. There is a lack of consistency to the window proportions and groupings, but it was accepted by the committee.

Exterior material changes were reviewed. They have been revised to turn corners per the guidelines. The siding materials will not have trim at the windows and doors. Metal transition strips will be provided at all material transitions.

The exterior light was brought to the meeting for review.

The applicant needs to submit the construction management plan and all fees/deposits prior to getting drawings stamped for permit.

Upon a motion duly made and seconded, it was

RESOLVED to approve the final design for the new home at 310 Whitetail.

Villas at Cotton Ranch Review Entry & Roof Elements JT Landreth; developer

JT presented three roof entry options a) shed roof with brackets (no columns) b) a gable on the diagonal with brackets c) an eyebrow roof with brackets.

All designs were acceptable to the committee with the condition that the right angle bracket on the shed roof option be eliminated.

A pergola design was also presented for review. At this time, this option can only be added onto buildings that do not have rear setbacks adjacent to the building. The pergola design is acceptable as long as the bracket detailing matches other detailing on the home. For example, the entry brackets have a horizontal, vertical and diagonal member. The pergola has only a diagonal and horizontal member. The pergola detailing should

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be consistent with the entry design. These designs will need to be incorporated into any future construction documents.

Upon a motion duly made and seconded, it was

RESOLVED to approve the pergola and various front entry designs with the above conditions at The Villas of Cotton Ranch.

Villas at Cotton Ranch Easement & Setback Issues JT Landreth; developer

A general discussion was had regarding easements and setbacks along the south side of the property. The question is what can be installed within this area (i.e. pergolas, patios, decks). JT is working through issues with the town at this time. JT will let the DRC know what is agreed upon.

The town has agreed that the window wells are allowed in side yard setbacks such as at 90 & 92 Lynx Circle.

JT proposes to change the landscaping and berming along this southern edge to provide a buffer from golf play. He asked for permission to only work with the golf course manager on this design because much of it can be worked out in the field. The DRC will require a drawing for this design, although they do not need it to be engineered. It must be submitted for review prior to work in this area.

Chris M. mentioned there are long term Metro District upgrades in this area along the southern property that makes them need to know what improvements are to be made.

New Business

An application for solar panels on the roof at 251 Black Bear was presented after the agenda was set.

Upon a motion duly made and seconded, it was

RESOLVED to approve a solar panel installation on the home at 251 Black Bear.

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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 6th day of September, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting