
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association March 28, 2018

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 28, 2018. 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:

- Dave Collins
- Chris Meister
- Tim O'Brien
- Dave Collins

Also in attendance were:

- Leah KS Mayer
- Fernando Pages
- Maggie Fitzgerald

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 January 23, 2018 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from January 23, 2018.

New Home – 201 Legend Drive, lot 69C Bob Hampton, Owner; Maggie Fitzgerald, Architect

This new home was reviewed for final design. It is in the Bluff Edge neighborhood of Sky Legend. The address was changed by town staff to 201 Legend Drive. (formerly 37 Legend)

The applicant had a discussion with the town and they accept the driveway location. They will require a sidewalk as part of this development.

Existing trees to remain should be fenced during construction. The amount of permanently irrigated lawn is limited to 1,500 sf.

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Parking should be on site during construction as much as possible. Provide a gravel mulch bed under the drip line around the entire home. This information needs to be added to the drawings.

Fernando wants to review the exterior materials again and make some changes. Ideas were discussed at the meeting. Changes need to be noted on the drawings for another review. This home is modular construction and after the applicant left the meeting discussed requesting that all exterior materials be installed on-site. L.Mayer will review this again with the applicant after the meeting.

The non-potable water system from the Metro District was explained to the applicant. An isolation valve in this site needs to be left uncovered during the entire construction. It is located near the street corner.

The color palette submitted is acceptable. Actual materials will be reviewed in the field during construction as is typical. The committee wants to review the garage and entry door specification (not currently submitted) and this is a condition of approval

All exposed concrete foundations will need to be painted.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final design for the new home at 201 Legend Drive with the condition of another review of all exterior materials, the front entry door and garage materials on this 23rd day of January, 2018.

Miscellaneous Issues

The site visit by Tim O'Brien at 280 Red Fox was discussed. Additional planting and a painted front door were the items asked of the contractor to remedy.

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New Business

Dave Collins noticed that there are no rakes on the homes at 290 & 310 Whitetail being built by Richard Ste. Marie. This is as shown in the approved drawings, but the committee members present noted that this may not be acceptable on future projects.

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 28th day of March, 2018.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting