
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
February 6, 2019**

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

- Chris Bystrom
- Mark Lehman
- Dave Collins
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Richard Ste. Marie
- Von Mai
- Karl Gunzelman
- Joe Webster
- Michael Pritchard
- Steve Manuete
- Katherine Osten

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 17, 2019 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from January 17, 2019.

New Home – 325 Whitetail, Lot 72

Richard Ste. Marie, Builder

The new home was reviewed for final design.

The landscape plan shows more than 5,000 SF of lawn area. Mark confirmed with Chris Meister (via text) that this is a new regulation. This should be revised. The line between lawn and native grasses should be natural and not a straight line.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION
DESIGN REVIEW COMMITTEE
February 6, 2019 Meeting Minutes

Temporary irrigation must be installed at native grass areas for 1 growing season, minimum.

All roofs should be accurately shown on the plans including ladder framing at the rakes to achieve the correct overhang. The dimension for the rakes should be noted on the plans. Coordinate architectural & structural drawings.

Construction detailing at windows & transitions was discussed at length. Wood trim is desired at the wood siding. A metal J-trim will not be accepted. Gutter color will match adjacent materials. Stucco trim will be 2" proud from the wall, typical. Wood siding will be stained. The stone cap will be 2" thick.

The entry porch truss will be open. Window projections will have soffit material underneath. Provide materials for the electric meter cabinet. All exterior lights should be shown on the drawings.

Show parking on the staging plan. It must be on the site and not the street. Silt fencing is required at the downhill sides of the site during construction.

Exterior materials were reviewed. Actual samples are required to be reviewed again during construction. L.Mayer agreed to communicate with the neighbor email list when the exterior material/on-site review occurs during construction.

Garage door was not reviewed at the meeting.

The neighbors in attendance asked questions about DRC procedure as well as process during construction. Some concerns raised were for the quality of the construction and the cleanliness of the construction site. L.Mayer suggested they call or email if they have specific concerns and she will contact the builder.

The size of the home was discussed and a comment was made about the small size of the home not fitting into the

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE February 6, 2019 Meeting Minutes

neighborhood. L.Mayer mentioned that the design guidelines only mention a minimum (1,750 SF) and a maximum (10,000 SF).

A neighbor mentioned that the home Richard built last year is very loud. According to Richard, the noise comes from a power vent for the hot water heater. There was some discussion about this, but sound is not regulated in the design guidelines. The HOA may be able to regulate that through the covenants.

The compliance deposit, non-potable water tap fee and deposit were collected at the meeting.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final design with conditions mentioned above for the new home at 325 Whitetail on this 6th day of February, 2019.

Other Business

Mark mentioned that there are many vehicles parked near his house (on Legend Dr.) on the street. Mainly at the construction site of 201 Legend. L. Mayer can communicate with the contractor about this.

Chirs B. suggested that if the design guidelines get reviewed and revised again soon, we may want to consider raising the compliance deposit. Apparently, Eagle Ranch collects \$20K during new home construction to make sure that the home is built per the approved design.

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 February, 2019.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting