
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
March 8, 2017**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 8, 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:

- Mark Lehman
- Dave Collins
- Chris Meister
- Tim O'Brien
- Chris Bystrom (arrived late)

Also in attendance were:

- Leah KS Mayer
- George Cano
- Daniel Ritsch
- Larry McKinzie
- Josh McCandless
- Chris Juergens
- Manuel Torres

Call to Order

The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:05 p.m.

Minutes

The Committee reviewed the minutes of the February 22, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from February 22, 2017.

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COTTON RANCH HOMEOWNERS' ASSOCIATION
DESIGN REVIEW COMMITTEE
March 8, 2017 Meeting Minutes

New Home – 245 Whitetail, Lot 76

Lai White, owner; George Cano, Builder

The home was submitted for final review. The home had been staked since the previous review meeting. The Builder confirmed that this is not modular home construction and will be built in a traditional manner.

The drawings, which are from a plan service, show shake siding, but all of these areas will be stucco. A door on the north elevation will be a window.

Construction details were reviewed. Roof venting will be via vent inserts in the T&G wood soffit and ridge vents. These will be complimentary to the soffit color. The garage door will be a vertical wood design. The meter enclosure will be constructed with cedar wood and stained to match the other wood siding. Window and door trim will be wood and will be proud of the stucco finish. Exterior materials turning exterior corners was discussed. Material changes should occur at inside corners or a minimum of 24" from the exterior corner.

Colors, materials and the exterior light fixture were submitted at the previous meeting and reviewed again at this meeting.

The construction management plan was not submitted.

The committee expressed some concern about the level of the foundation drain and the possibility of water pressure from the adjacent stream backing water up against the home. The builder will review this once he has received the soil report.

Upon a motion duly made and seconded, it was

RESOLVED to approve the final design for the new home design at 245 Whitetail.

New Home – 389 Legend Drive, Lot 77C

Daniel Ritsch, Owner; Larry McKinzie, Builder

The home was submitted for final review. The home had been staked since the previous review meeting.

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The design has been revised since preliminary design. Generally the roof was simplified which brought the overall scale of the home down. The committee approved these changes.

The grading was reviewed. Window wells have been eliminated and boulder retaining walls will be added along the north and south sides of the home.

Construction details were reviewed. Exposed concrete with board form texture is proposed for column posts and the address marker. The committee discussed this and agreed that the exposed concrete was acceptable as long as has a finish texture and is stained. All other exposed rough concrete shall be painted or covered with a finish material like stucco.

Cementitious trim is proposed for the window and door trim. This is acceptable as long as the trim is proud of the siding. Cementitious soffit material is proposed with integral soffit venting. The garage door will be wood and stained. All trim sizes and railing materials (posts, balusters, top rail) should be noted on the drawings.

The exterior colors and materials & exterior light fixture were reviewed and approved, however the committee suggested the white be a little more off-white than the sample brought to the meeting.

Mullions were proposed in the elevations and approved.

The applicant needs to provide the irrigation detail on the drawings and add fencing around the trees to remain on the construction management plan.

Upon a motion duly made and seconded, it was

RESOLVED to approve the final design for the new home design at 389 Legend Drive.

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New Home – 301 Black Bear, Lot 38

Manuel Torres, owner; Victor Mark Donaldson, Architect

The home was submitted for final review.

The landscaping was reviewed. The owner and his new neighbor, Chris Meister, discussed reviewing the new evergreen trees in the back yard when that time comes. A silt fence was requested on the north side of the property.

The expansion joint in the stucco will be a painted aluminum reglet. The cantilever detail will be revised to have a drip edge. Soffit vents will be provided in the wood soffit and will be compatible in color to the soffit finish. The soffit color will be painted to match the stucco color. The wood siding will have an exposed aluminum reglet at the corners. The meter enclosure will be wood to match the siding. The garage door will be wood to match the siding.

The exterior colors and materials & exterior light fixture were reviewed and approved.

Upon a motion duly made and seconded, it was

RESOLVED to approve the final design for the new home design at 301 Black Bear.

New Homes – 392 & 396 Legend, Lots 78C & 79C

Scott Russell, owner; Kathryn Butters, Architect

These homes have been approved for final design. The applicant submitted a change to the garage doors on these homes.

The committee discussed this change and the fact that it makes these 3 new homes all the same on the street elevation, although 1 home has a mirrored floor plan. They agreed this would be acceptable, but want to discuss with the developer that more variety will be required in future home designs.

New Home – 121 Talus, Lot 1C

Chris & Cindy Meister, owner; Chris Meister, Builder

The discussion was tabled. The Owner needed more time to prepare his drawings.

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New Business

A final design letter has been prepared for 260 Black Bear. The architectural items on the home are completed. The landscaping still needs to be reviewed after a "growing season".

Chris M. mentioned that the HOA board members are meeting mid-March to review community regulations about dogs, dog fencing and violation/compliance issues. He invited the DRC members to this meeting if they are interested.

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 8th day of March, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting