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# RECORD OF PROCEEDINGS

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**Minutes of the Meeting  
Of the Design Review Committee of the  
Cotton Ranch Homeowners' Association  
November 15, 2017**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held November 15, 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:

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

Also in attendance were:

- Leah KS Mayer
- Richard Ste. Marie
- Bob Mach

**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 September 6, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the minutes from September 6, 2017.

**New Home – 290 Whitetail, lot 138**

**Richard St. Marie, owner; Richard St. Marie, builder**

This new home was reviewed for Preliminary and Final design.

The grading and landscaping was discussed. A swale should be added on the south side of the property.

Chris M. raised concerns about having the home close to the north property line since the metro district burns the cattails in the adjacent creek. Richard thinks the burning should stop since the house is being built there and does not want to relocate it. It was agreed to leave it in the location planned.

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The spruce trees will be moved further from the home for fire safety.

The committee recommends leaving a natural grass buffer along the water edge and wetlands instead of adding sod to the pond edge as noted on the drawings. The owner agreed to this and the architect will revise this on the drawings.

The home design is similar to the new home being built by Richard on the adjacent lot. The committee felt that the changes in materials colors and roof forms were enough of a difference. The low slope roofs were approved by the committee.

Richard agreed that the vent pipes and flues will be installed on the rear of the roof and will be painted to match adjacent materials.

There will be a stone cap on top of the stone wainscot at the horizontal edges. A metal "G" trim will be used at vertical transitions and as designated on the drawings. Elastomeric paint will be used instead of expansion joints in the stucco.

The exterior light was brought to the meeting for review.

The applicant needs to submit all fees/deposits prior to getting drawings stamped for permit.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the preliminary and final design for the new home at 290 Whitetail.

### **New Fence – 281 Black Bear Sarah & Randy Braucht; Owner**

The prospective homeowner (the home is currently under contract) is requesting a fence in the rear yard. They want to install it very soon after they close on the home in December.

The style and height of the fence is acceptable.

A discussion was had about the new guideline changes for fences. The intent behind eliminating actual dimensions regarding fence locations was

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to review them on a case-by-case basis. The intent to keep yards in Cotton Ranch generally open has not changed, but the committee knows that people desire fences in their yard.

This proposed fence appears to follow the setbacks and encloses a large portion of the yard. The committee does not agree with this, but wants to work with the applicant to see if a compromise can be found.

The dimensions for the proposed fence, as shown on the aerial photo do not seem accurate. The committee wants to have verification of the lot size and fence length before making a decision.

They agree that a fence which aligns with the sides of the home (as shown) may be acceptable, but a smaller area should be enclosed. Instead of deciding on what that dimension might be, they want more information and possibly to review the fence location in the field.

L. Mayer will contact the applicant to request more site information and to mark the location of the fence in the field.

### **New Business**

Tim noticed that the paint used on the new homes in Sky Legend (Lots 78, 79 & 80) have a shiny sheen. The sample reviewed and approved appear to be shiny as well, but the developer will be notified that we prefer a more matte paint finish on future homes.

### **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 15<sup>th</sup> day of November, 2017.

Respectfully submitted,  
Leah KS Mayer, Secretary for the meeting