
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association May 24, 2017

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 24, 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
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- Katy Butters
- JT Landreth
- Jeanne Landreth
- Sylvie Rifenburg

Call to Order The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:00 p.m.

Minutes The Committee reviewed the minutes of the May 10, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from May 10, 2017.

New Development– Phase III of Sky Legend – S.L. Filing No 3 Scott Russell, Gypsum DRMS Group, developer; Katy Butters, architect

The Architect requested to discuss the future parcels (Phase III) to be developed at the end of Legend Drive. The overlay map in the Sky Legend guidelines show the first phase of this development touching all 4 'ecotones' in the guidelines. The architect requested to limit the number of ecotones in this first phase of Filing No. 3.

The committee reviewed this map and agreed that 2 ecotones were appropriate in this area due to the existing topography. The steeper sites will use the Bluff Edge ecotone and the flatter sites will use the Down Valley ecotone. A diagram was created at this meeting.

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Variation in individual home design within these ecotones is still expected by the Committee. They proposed at least 3 variations. This may be accomplished in any number of ways with similar floor plans, i.e. mirror image plans, variety within materials, construction detailing or roof forms.

This project is not currently active with the Town and needs to complete a planning process.

Upon a motion duly made and seconded, it was

RESOLVED to approve the conformance to 2 ecotones per the approved diagram in the Phase III portion of the Sky Legend Development by Russell Development.

New homes – The Villas at Cotton Ranch

Flues at The Villas

Building #2 –86 Black Bear

JT Landreth; developer

JT is requesting that the aluminum flues on the roof remain unpainted. He argues that it does nothing cosmetically and becomes a maintenance issue over time. Sylvie is a member of the Villas HOA and also agrees it is an unnecessary maintenance issue. Jeanne remembers discussing this issue at a previous meeting and having a committee member agree they did not need to do this. She remembers both Larry Britt and Chris Bystrom at the meeting. Leah does not have a record of this in the approval letters. Jeanne will review her notes and provide the date this was discussed. Leah will discuss this with Chris Bystrom and Larry Britt.

Leah cautioned JT at this meeting about having side conversations. Issues cannot be tracked if the committee and administrator are not all in agreement and part of the conversation.

JT requested the full return of the compliance deposit on building #2, 86 Black Bear. This deposit was held because it is the sales unit and the garage door is not in place. The town of Gypsum will not release the permanent certificate of occupancy on this home without this being installed per the approved design. There is currently \$40,000 held in compliance deposits on the other buildings under construction.

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JT mentioned that he would be submitting designs for buildings in Phase II soon.

The committee requested that the colors at the rear of the new buildings be reconsidered in future buildings. The existing colors are very similar and once the ones that face the golf course are built, it may not offer enough variation.

Upon a motion duly made and seconded, it was

RESOLVED to table the allowance of unpainted aluminum flues at The Villas development.

Upon a motion duly made and seconded, it was

RESOLVED to approve the full release of the compliance deposit for 86 Black Bear.

New Home – 121 Talus, Lot 1C Chris Meister, owner

Chris has had an accident and does not expect to start construction on this home in the near future. He has requested the return of the compliance deposit.

The committee did not find any issue with this. This deposit will need to be returned if he wants to begin construction in the future.

Upon a motion duly made and seconded, it was

RESOLVED to approve the release the compliance deposit for the new home design at 121 Talus.

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Minor Landscape Improvement – 200 Red Fox, Lot 93

Amy Keller, owner

The owner is proposing to remove existing tree stumps in her rear yard and replace them with a stone wall and stone patio. This rear yard is on the golf course and the committee agreed it was an improvement.

Upon a motion duly made and seconded, it was

RESOLVED to approve a new patio and site wall in the rear yard at 200 Red Fox.

New Window & Patio – 53 Sky Mountain, Lot 24T

Chris Pitman, owner;

The owner is proposing to install a new window on the southwest side of the home. This will require some regrading adjacent to the foundation wall.

They also propose a new patio in this area which will need retaining walls to make level.

The window, patio and retaining walls (stone and or boulders) shall match existing materials, style and color.

Upon a motion duly made and seconded, it was

RESOLVED to approve the new window and patio for the home at 53 Sky Mountain.

New Business

There was no new business discussed.

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 24th day of May, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting