
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association September 10, 2019

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held September 10, 2019. The meeting was held at the Gypsum Recreation Center, 52 Lundgren Blvd., Gypsum, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Richard Thompson
- Karl Gunzelman

Also in attendance were:

- Leah KS Mayer
- Lin Gunzelman
- Steve Sandoval
- Ruth Powers
- Kyla Marsh
- Bobby Ladd
- Victor Roacho
- Fitz Fitzgerald

Call to Order The Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Assoc. was called to order at 6:30 p.m.

Minutes The Committee reviewed and approved the minutes of the August 21, 2019 DRC meeting.

New Home – 87 Black Bear, Lot 1a

John G Martin; Architect, Marcela Sandoval; Owner

This new home was reviewed for final design.

The Builder has not yet had any discussion with the sub-HOA of the Village of Cotton Ranch regarding the decks in the common area. The grading was discussed and swales are needed between this and the adjacent home.

Less than 25% of stone was presented for review. The committee wants to have this minimum met. The applicant will send in revised elevations for electronic review.

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Construction details were discussed and the color palette is acceptable. A mock-up will be constructed on site for another review.

An exterior light fixture has not been presented for review.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final design for the new home at 87 Black Bear with the condition of the sub-HOA approval of the deck and 25% stone on the elevations on this 10th day of September, 2019.

New Home – 300 Red Fox Drive, Lot 98 Bobby Ladd; Architect, Kyla Marsh; Owner

This new home was reviewed for preliminary design for the second time.

The roof overhangs have been pulled inside the setbacks. The roofs have been revised to be 5:12

The elevations, colors and materials were revised and the committee felt that the changes were acceptable and homogeneous.

Some items needed for final review were discussed, i.e. size of plant materials, utility enclosure, xeriscape in the front yard,

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary design for the new home at 300 Red Fox Drive on this 10th day of September, 2019.

New Home – 161 Black Bear, Lot 8 Victor Roacho; Owner; Kim McGee, Architect

The architect presented another revised gable roof form at the front entry. Per previous meetings, final approval was given with conditions and this was the final item outstanding.

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The 2 committee members split the vote. Richard approved the new front elevation design and Karl did not. It was decided that Chris Bystrom would be allowed to cast a vote. Ruth Powers clarified that the alternates should not vote unless they attend a meeting or a regular member is not available to vote.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to table the final review for the new home at 161 Black Bear on this 10th day of September, 2019.

Minor Alteration – 45 Coyote Jeremy & Michelle Vasquez; Owner

The Owner requests to install solar panels on their roof. The conduit is being run inside the home.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the solar installation at 45 Coyote on this 10th day of September, 2019.

Minor Alteration – 240 Black Bear Fitz Fitzgerald; Owner

The Owner had recently received approval for a pergola on the side of his home, but cannot afford to build it. He requested a retractable awning be attached in the same location to cover his side patio.

The awning housing is a color similar to the home and he requested either a striped or neutral color awning.

There was discussion about a previously disapproved awning and the circumstances are different in that this awning is more integrated into the architecture of the home. The committee agreed that it should review awnings on a case-by-case basis.

The committee did not like the striped awning and felt the solid color, Silica Stone, was more harmonious with the home.

Upon a motion duly made and seconded, it was unanimously

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RESOLVED to approve the awning installation at 240 Black Bear with the Silica Stone color fabric on this 10th day of September, 2019.

**New Homes – 36, 38, 40 Lynx Circle, Lots 42, 43, 44
JT Landreth; Developer**

This home is in the Villas development and has been submitted for final review.

There was no discussion about this design.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the final design for the new homes at 36, 38, 40 Lynx Circle on this 10th day of September, 2019.

New Business

There was no new business discussed.

Public Comment

There was no public comment.

Consent Agenda

These applications were reviewed prior to this meeting via email.

101 Timberwolf - roof
245 Red Fox - paint
101 Timberwolf - solar
100 Coyote Place – compliance

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 10th day of September, 2019.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting