
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
February 22, 2017**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held February 22, 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

Also in attendance were:

- Leah KS Mayer
- Josh McCandless
- Mark Donaldson
- Jennifer Kirkland (arrived late)
- Steve Forster (arrived late)
- Manuel Torres (arrived late)

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 January 25, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from January 25, 2017.

New Home – 301 Black Bear, Lot 38

Manuel Torres, Owner; Victor Mark Donaldson, Architect

The home was submitted for preliminary review. The home was staked on the lot for review.

The overall home is very large and, although it is not outside of the guidelines, it was suggested to consider various way to reduce the scale or

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massing of the home. Changing roofs, window configurations and colors were discussed. The roof may be simplified in the next review.

The low slope and metal roof at the garage were discussed and approved. The garage doors will be wood.

Adding evergreen trees in the rear yard to screen the large deck from the neighbors was requested.

The architect stated that he was going to “beef up” the fascia details.

More windows or other features were requested by the committee on the south side instead of the large blank wall. The architect was going to send examples of the stucco detailing they were trying to achieve. The reveal will not be a large contrast to the stucco color. The color has not been selected.

Upon a motion duly made and seconded, it was

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

Code Enforcement Review

A discussion was had about the code enforcement policies. It was reiterated that the DRC is not involved in compliance in the community. The HOA Board oversees this aspect of the community.

The HOA board members in attendance said they are working on ways to soften the initial contacts with a neighbor who has a non-complying issue. This may be with a face-to-face contact or a nicely worded letter. They will discuss among the HOA Board and get back to the community.

Within this discussion, fences were brought up. The HOA board members would like the DRC to review the fence guidelines in Cotton Ranch and see if they can be relaxed somewhat to allow for some areas of the yards to be enclosed for dogs or small children, etc.

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New Business

Don Dotson made contact about beginning construction @ 280 Red Fox drive. The lot owner, Katie Hoyt, submitted home last year for review and received final design approval. She has since sold the lot and the new owner is going to proceed with the same house design. They may come through with a few minor changes, but they are working through these issues now.

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 22nd day of February, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting