
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association March 9, 2016

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held March 9, 2016. 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:

- Larry Britt
- David Collins
- Chris Bystrom
- Tim O'Brien (alternate)
- Mark Lehman (alternate)

Also in attendance were:

- Leah KS Mayer
- Tom Pohl
- Scott Russell
- Linda Hoyt
- Don Dotson
- KT Landreth
- Jeanne Landreth

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 January 27, 2016 and February 24, 2016 DRC meetings. Upon a motion duly made and seconded, it was

RESOLVED to approve the January 27, 2016 and February 24, 2016 minutes.

New Development – Portions of filings 3, 4 & 5 Scott Russell

Scott came to introduce himself to the committee and provide an overview of their development in Sky Legend. This land has been purchased from Pauls Corp.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE March 9, 2016 Meeting Minutes

They expect to begin building homes along Legend Drive on 3 currently developed lots this year. They will be submitting to the DRC shortly. The homes will be a rotation of possibly 4 single-family model types. There are 76 total lots.

The DRC discussed being open to discussions about streamlining an approval process with this developer. Suggestions by the committee include providing complete submittals and not changing architects during the process.

Scott asked the committee members to provide feedback on which homes in Sky Legend they like or dislike.

This developer and JT Landreth asked if they could change the sales sign currently in place at the intersection of Cotton ranch Road & Valley Road to advertise their developments. This would be acceptable to the DRC if they submit a proposal.

New Home – Final Review

280 Red Fox, Lot 97 - Katherine Hoyt, owner; Don Dotson, builder

The Owner has hired an architect, Brent Alm, to provide more information on the drawings. Most of the missing information was provided in new drawings which were brought to the meeting.

The roof pitches have been revised. The height of the building to existing grade ranges between 29'-0" and 32'-6". This was acceptable to the Committee. There are a few pitches lower than 5:12 and the committee accepts these. The roof will be cor-ten or a rusted type corrugated metal.

The new grading no longer extends onto the adjacent lot. A swale will be left near the property line. The builder may add retaining walls along the side of the home to lessen the grading. This will be reviewed during construction.

The landscape plan has straight lines showing the change from natural grass to lawn. This should be a more natural, curved edge. The builder agreed that the transition from lawn and natural grasses will abut to what is on the adjacent properties.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION
DESIGN REVIEW COMMITTEE
March 9, 2016 Meeting Minutes

The deck will be Trex. Railing details have been provided. Galvanized flashing will not be allowed. The lattice under the deck is acceptable. All wood will be stained, none painted. The front door will be solid wood. A committee member commented that the door seems out of proportion to the front of the home. The soffit will be stained wood. The irrigation detail must be included on the drawings.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the final design for the home at 265 Red Fox with minor drafting changes discussed above.

New Buildings - Villas at Cotton Ranch

New Duplex (Site Review) – 72 & 74 Black Bear (Building #3)

New Triplex (Building Review) – 62, 64, 66 Black Bear (Building #4)

New Duplex (Building & Site Review) – 52, 54 Black Bear (Building #5)

New Duplex (Building & Site Review) – 42, 44 Black Bear (Building #6)

JT Landreth, developer

The committee listened to the developer's concerns regarding the DRC submittal process. He is interested in making the process more streamlined for this project and presented some ideas. He plans to submit Phase 2, the next 5 buildings, to the DRC at once and asked if he could have approval for all 5 at once. He proposes to stagger the start times as needed based on construction completion and sales.

If this is agreed upon, the developer would submit complete drawing sets, specific to each building, at one time for each phase. The phases will include approximately 5 or 6 buildings. Once these are approved as a whole, he will notify the DRC as to specific start dates. He will pay the fees before starting excavation on any building. After approval of the buildings in each phase, the developer offered to cloud any changes to the drawings when revisions are submitted. The developer requested to have all staking waived from DRC approval.

The committee requested that the submittals be complete and thorough. The committee would like to see a streetscape of all the buildings in a row for the future phases.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION DESIGN REVIEW COMMITTEE March 9, 2016 Meeting Minutes

This proposal, presented by the developer to the DRC to streamline the process, was agreeable, but not voted on. It will be reviewed by the committee and the HOA Board. The proposal to charge hourly fees to the developer for the DR Administrator will also be reviewed.

Items that have been missing from previous submittals were discussed. Grading will be waived as long as the proposed main level elevation and street curb elevation are shown on the enlarged site plan. Setbacks, easements and lot coverage should also be shown on this drawing.

The proposed building elevations for Buildings #4, #5 & #6 were reviewed and approved in this meeting. Previous building sets (#1, #2 & #3) were looked at during the meeting because JT did not bring hard copies of all the new buildings to the meeting. The drawing sets for #5 & #6 do not yet have coordinated addresses and lot information. These will need to be coordinated prior to being stamped by the DR administrator.

Balcony detailing on the triplex was reviewed. It differs from the approved drawing elevations. The committee approved the current detailing on the balconies with 4x4 wire instead of wood pickets. The developer agreed to add the material notes to the triplex drawings.

Exterior materials in this phase will remain the same as previously approved buildings including the garage doors. If the developer decides to vary the materials, these will need to be approved by the DRC. Exterior building colors for buildings #3, #4, #5 & #6 have not yet been presented or approved. It was suggested that all new color schemes should be presented at once for review by the DRC.

The variation in architects for this development was discussed as a factor contributing to the frustration at the DRC approval process. Consistently submitted information would make the process smoother.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the elevations and large site plan as presented for buildings #4, #5, #6. The drawing sets will need to be coordinated and fees paid before new construction work can begin on these homes.

RECORD OF PROCEEDINGS

COTTON RANCH HOMEOWNERS' ASSOCIATION
DESIGN REVIEW COMMITTEE
March 9, 2016 Meeting Minutes

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the balcony as built on the triplex (Building #2) for the future proposed triplex buildings.

**Minor Exterior Alteration – 94 Black Bear
Helena Knight, owner**

The homeowner is requesting to install a retractable awning on the rear of her home. There is no specific mention of awnings in the design guidelines. There are several references that building items should not appear “tacked on”.

After discussion, the committee members would prefer to see a more permanent solution such as a trellis or trees for shading in the rear of this home.

Upon motion duly made and seconded, it was unanimously

RESOLVED to deny the installation of a retractable awning for the home at 94 Black Bear.

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 9th day of March, 2016.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting