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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 July 13, 2016**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held July 13, 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:

- Tim O'Brien
- Chris Meister
- Chris Bystrom

Also in attendance were:

- Leah KS Mayer
- Jason Burkey
- Kay McCarty

### **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 25, 2016 DRC meeting.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the May 25, 2016 minutes.

### **New Home – 150 Coyote Place, Lot 161**

**Jason Burkey, Owner; Ned Gwathmey, Architect**

#### **Final Design Review**

The final design for this home was reviewed. Many non-compliant items that were brought to the owner's attention prior to the meeting were presented and have been revised to the satisfaction of the committee.

The Committee agreed that the low slope, metal roofs are acceptable. The sheen of the metal must be low.

The hot tub will be in-ground and, if it is very visible to the neighbors, additional landscaping may be required. This will be reviewed in construction. The gravel area surrounding the driveway will be

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minimized. The Owners may come back to the Committee to review an additional patio near the creek.

The height of the tower is slightly over 30'-0" in height. This was approved by the committee.

Exterior lighting and materials were reviewed at the meeting and accepted.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the final design for the new home at 150 Coyote Place.

### **Final Compliance – 25 Black Bear, Lot 7A&B**

#### **Kyla Marsh, owner**

The Owner has requested a final compliance review for this project. The committee reviewed and approved a draft letter.

A concrete slab has been installed outside of the property lines (in the common area of the subdivision). This should be removed.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve a final compliance letter for the new duplex at 25 Black Bear.

### **Minor Exterior Alteration – 405 Timberwolf, Lot 67**

#### **R & C Madison, owner**

The Owner is requesting to repaint his home. The Owner has painted samples on the home.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the new paint colors at the home at 405 Timberwolf.

### **Minor Landscape Alteration – 1349 S. Legend**

#### **Angelo Fernandez, owner**

The Owner is requesting to install additional plantings in the area between his home and the neighbor's driveway.

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Upon a motion duly made and seconded, it was

**RESOLVED** to approve the proposed landscaping at the home at 1349 S. Legend.

### **General Discussion**

The following items were discussed mainly for general information and updates.

Since there have been several requests for variances, especially regarding the driveway width at the street and the garage door materials, it was suggested by the administrator to perform an overall review of the design guidelines. The members present agreed and this review should happen in the next few months.

Matt Jones is working on installing a Dead End sign at the entrance to Bentwood. The owner at 38 Bentwood has installed a small off-the-shelf "Private Property" sign at the end of her driveway. This will be reviewed again once the dead end sign is installed and its effectiveness is noted.

The Villas banner at the golf clubhouse has been relocated to face the porch. Landscaping is installed at building #1 & most of #2, but the developer is switching landscape contractors due to inadequate quality (JT's choice). Once dying and dead plants are replaced, the landscaping will be reviewed again and the discussion about releasing the compliance deposits will be had.

Noe Dominguez has completed the outstanding items for final compliance @ 231 Black Bear. The compliance deposit will be held for a growing season.

The owner at 1265 S. Legend was concerned that a committee member came to his property unannounced to review an application he had submitted.

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### **New Business**

Debbie Darrough submitted a minor landscape application on the day of this meeting for 395 Black Bear. She proposes to remove aspen trees and a berm at the corner of the property and leave the existing evergreen tree. Photos were reviewed at the meeting.

Upon a motion duly made and seconded, it was

**RESOLVED** to approve the proposed landscaping at the home at 395 Black Bear

Laurie & Scooter Slaughter have officially withdrawn their new home application for 37 Fox Hollow. They are requesting a refund for the design review fees. The committee agreed that this was acceptable less fees already paid to the DR Administrator. L. Mayer will review this with Matt Jones for final approval.

### **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 13<sup>th</sup> day of July, 2016.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting