
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Board of Directors of Cotton Ranch Homeowners' Association

October 2, 2024

The Meeting of the Board of Directors of Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held October 2, 2024 at 6:00 p.m., via Zoom, in accordance with the bylaws of the Association and applicable statutes of the State of Colorado.

Attendance the following Directors were present and acting:

- Allan Barrows
- David Nordin
- Carrie Burtar
- Owen Lococo
- Shady VanMatre Blethen
- Gary Davis
- Chris Meister

Other Attendees:

- Lisa Kheloco

Call to Order

The meeting of the Board of Directors of Cotton Ranch Homeowners' Association was called to order by Director Allan Barrows at 6:02 pm, noting a quorum was present.

Design Review

An update was given by Owen Lococo. Lots of building happening. There are no issues that need to be addressed by this board.

Compliance Liaison

Update was given by Owen Lococo. A few issues have come up but people are receptive to talking to Dwight. No egregious issues.

Cotton Ranch Metro District

An update was given by Chris Meister.

- Sky Legend upper pump house is getting fully replaced. It's original to the community from 1995. Installation is on 10/23 and they will shut down Sky Legend water early on October 7th to prepare.
- Valley Floor water will be shut down on 10/15

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- They are investigating spin filters in Sky Legend to help out homeowners
- They had the Sky Legend property surveyed that is being considered for the park and are in discussions about a lease agreement

Operations

Chris Meister presented several estimates for landscaping projects with JNB landscaping. The first estimate reviewed was #1050 for spring and fall cleanup. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve estimate #1050 to be included in the 2025 budget.

The second estimate reviewed from JNB Landscaping was #1052 to switch to spin filters and test them out in one area. This would be a shared project between the Metro District and the HOA. The HOA will pay for labor, Metro will pay for parts. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve estimate #1052 to be included in the 2025 budget.

The third estimate reviewed from JNB Landscaping was #1051 to redo the front entry from behind the entry wall to Black Bear. Part of this is private property and will require approval from the owners. Upon motion duly made and seconded, 6 votes yay, 1 vote nay, it was

RESOLVED to approve estimate #1051 to be included in the 2025 budget.

Discussion regarding estimate #1051 continued. Carrie requested that we get additional quotes. The quote we have is to clean up the area and re-sod, would like to consider flower beds or other additional landscaping. Upon motion duly made and seconded, it was unanimously

RESOLVED to table estimate #1051 and to obtain additional quotes to expand the project.

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As a follow up to estimate #1051, the board discussed getting multiple quotes for different levels of landscaping in the front entry - options to include sod, flower beds, and other landscaping design as recommended. If we do this project, we also need to trim back the 305 trees on Valley Rd. Based on previous years expenses, we expect the project will cost around \$10k. Owen Lococo will get quotes from JNB Landscaping for several options for the front entry as well as trimming the trees.

The board discussed the need to create a Rules and Regulations document. No such document was ever created and given the governing documents do not cover much, it would be beneficial to have this document. This type of document would not require a vote from the owners, only board approval. Owen Lococo will provide samples from the Sky Legend and the Villas to review.

An update was given by Lisa Kheloco that we need to review ADA compliance on our website. Will review options for compliance.

Financial Status of past due accounts were reviewed with the board.

Public Input Shady asked about getting speed bumps on Whitetail. Chris Meister and Owen Lococo advised her that the best method was to get signatures and to present it to the town to request raised sidewalks for safety.

Board Meeting The following dates were set for 2025 board meetings:
January 15, 2025
April 9, 2025
July 9, 2025
October 8, 2025

Adjournment Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Cotton Ranch Homeowners' Association Board of Directors this 2nd day of October at 7:24pm.