
RECORD OF PROCEEDINGS

**Minutes of the Meeting
Of the Design Review Committee of the
Cotton Ranch Homeowners' Association
May 9, 2018**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held May 9, 2018. 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:

- Dave Collins
- Tim O'Brien
- Mark Lehman

Also in attendance were:

- Leah KS Mayer
- Kathleen Zepeda
- Svitlana Kemblowski
- Amy Salter

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.

Changes to the Agenda

These additional projects came in for review since the agenda was created:

New retaining wall @ 100 Coyote, Chris Escobedo
New trees @ 296 Legend, Alan Pfister

Minutes The Committee reviewed the minutes of the March 28, 2018 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from March 28, 2018.

**New Fence – 280 Red Fox, Lot 97
Kathleen & Al Zepeda, owner**

The homeowner is requesting a new 42" high fence in the rear yard. The yard is very steep and they are requesting a large area (and fences in the setbacks) due to the topography. The committee had reviewed this via email prior to the meeting and denied it.

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Kathleen presented her reasons for wanting such a large fenced area for her dogs and due to the unusable area of the yard close to the home. Mark & Tim decided to visit the home and see if a compromise could be found.

This proposal was tabled until the site visit and another configuration can be agreed upon which is not in the setbacks or easements.

New Fence – 396 Legend Drive, Lot 79

Steve & Gail Peterson, owner Architect, Katy Butters

A fence is proposed in the pond setback at this home. The fence is within the building setback. These setback conditions are unique in that there is also a pond setback, which is more restrictive. It appears that other approved fences along Legend drive are in the pond setback, but not as greatly as this one.

Several committee members had visited this site prior to the meeting to see the proposed fence corner stakes. The committee felt that they would allow this fence in the pond setback as long as the owner is aware that the fence may need to be removed if the pond liner or other pond construction is needed in the future. However there should also be at least 36” between the steep pond bank and the fence, so the committee will approve an adjusted fence location. The South post must be moved away from the pond bank to allow for passage.

Sky Legend fences are 36” high maximum.

New Home – 29 Fox Hollow, Lot 68-C

Vince & Svitlana Kemblowski; Amy Salter, Architect

This project was reviewed for preliminary design. It is being reviewed under the Bluff Edge guidelines in Sky Legend, which is the mining vernacular. The fee was collected at the meeting

The landscape plants are mostly from the “Dry-Sunny slopes except for some shrubs. The owner requested to install them anyway.

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The building height was determined to be about 33'-0" and this was acceptable to the committee. The height and location was discussed and the home seems to be sited in the correct place for the steep site. It was suggested to add some retaining wall along the west side of the home to lessen the height of that wall. Changing the materials may also help to minimize this very tall wall.

Colors and materials were discussed and the stone on the front entry (only) should be either used in more places or omitted. More verticality is preferred and this could be achieved by some changes to the materials also. All materials need to turn corners a minimum of 24"

The garage doors must be recessed and the "freeboard" must be minimized. These sections of the guidelines were reviewed at the meeting.

Stair columns must match deck structure and detailing. Other ideas were discussed to create a better scale at the very tall deck columns. The cable railing design will most likely change before the final design is complete.

Any metal painted roof must have a matte finish. Window mullions are required.

Upon a motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary design for the new home at 29 Fox Hollow on this 9th day of May, 2018.

New retaining wall - 100 Coyote Chris Escobedo, Owner/Builder

The Owner is requesting to add some boulder retaining walls in the rear yard to minimize the steep grade and make a larger level area. The wall is outside of the "No-Build Zone" on his property.

Upon a motion duly made and seconded, it was unanimously

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RESOLVED to approve the new retaining wall at the new home at 100 Coyote on this 9th day of May, 2018.

New trees - 296 Legend
Alan Pfister, Owner

The Owner is requesting to add new trees in his side & rear yards. The site plan presented has no scale and it seems that the proposed trees are either very close to the homes and may create a wildfire hazard (new blue spruce) or that the roots may damage the black runoff recovery pipe.

Mark is his next door neighbor and will meet with him to discuss and get back to the committee.

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 May, 2018.

Respectfully submitted,
Leah KS Mayer, Secretary for the meeting