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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 June 12, 2019**

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held June 12, 2019. 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:

- Richard Thompson
- Steve Manente

Also in attendance were:

- Leah KS Mayer
- Victor Roacho
- Claudia Roacho
- Kim McGee
- Melissa Brandup
- Patrick Scanlon
- Lin Gunzelman
- Steve Forster
- Bob Rulon
- Chris Escobedo
- Richard Bowell

**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 May 22, 2019 DRC meeting.

### **New Home – 161 Black Bear, Lot 8 Victor Roacho; Owner; Kim McGee, Architect**

The new home was reviewed for final design.

The home has been moved forward on the site 4 feet. The stakes had not been relocated as of this meeting. Privacy in the rear yard was discussed in relation to the neighbor's rear yards. Bob R is a neighbor and expressed a desire for privacy in his yard. He expressed his dislike of the roof overhangs extending into the setback on his other neighbors side. It was agreed to move the existing plan forward, to the front property line, approximately 4 more feet. The roof overhangs cannot be extended into the setbacks. The stakes must be moved for committee review.

Additional trees or planting should be provided in the rear yard for additional screening

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Shed roofs were discussed. The stair and rear porch shed roofs are acceptable. The front entry shed roof should be minimized as it was considered a predominant roof form. These shed roofs can all be matte finish, metal type roofs.

The exterior materials as presented were acceptable. Wood siding will be stained and cementitious siding will not be installed. Additional details should be provided at the transition from stucco to vertical siding in the same plane (on the south side). The windows will be black.

The driveway is concrete. The owner may want pavers. This is acceptable with committee approval.

The stone wall on the front of the garage should have a window or some other relief to the stone.

Exterior lights should be submitted for review.

Show parking on the construction management plan.

The committee wants to review the revised home location, roof design @ entry roof and garage elevation before final design is complete.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the final design for the new home at 161 Black Bear with the conditions stated above on this 12<sup>th</sup> day of June, 2019.

### **New Home – 211 Timberwolf, Lot 120**

#### **Fortius Construction; Owner; Melissa Brandup, Architect**

The new home was reviewed for preliminary design. The committee agreed that the design had improved from the first round, but still had some concerns about the roof, in particular.

The landscape design was discussed. It was a challenge to the design team to integrate sod into the neighbor's yards and stay under the 5,000 maximum SF. The committee preferred a little

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more sod at the west side of the driveway in the front yard and less in the back yard.

Options to break up the roof ridge and minimize the front porch shed roof were discussed. Faux dormers or a gable roof over the front entry are options. There was some discussion about higher pitched roofs, but no determination. The rear shed roof is acceptable. These shed roofs can all be matte finish or corrugated, metal type roofs.

The exterior materials and colors as presented were acceptable. Wood siding will be stained and cementitious siding will not be installed. The soffits will be T&G under the porch roofs and stucco at other locations.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the preliminary design for the new home at 211 Timberwolf on this 12<sup>th</sup> day of June, 2019.

### **Minor Landscape alteration– 340 Red Fox**

#### **Hector Gonzalez; Owner**

The application is for a hot tub under the deck in the rear yard. This home faces the golf course. The hot tub specification and color was presented at the meeting. The owner stated in an email that he would be willing to add some plants to screen the tub.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the new hot tub with landscape screening at the home at 340 Red Fox on this 12<sup>th</sup> day of June, 2019.

### **Minor Landscape alteration– 10A & 10B Black Bear**

#### **David Sharpe; Owner**

The application is to widen the existing driveway. This is a shared duplex driveway and the driveway can be 20 feet maximum per the guidelines. It is currently about 12 feet wide.

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The owner has stated they will match the existing tinted concrete color. The committee requested that the lawn be repaired adjacent to the new driveway.

Parked cars on the lawn of this property have been noticed by neighbors. The administrator will remind the homeowner that parking on the lawn is not allowed in Cotton Ranch.

This homeowner has outstanding assessments due to the association. The Committee felt it could not deny the approval of this application, but will ask the HOA Board if they have any issues with this before notifying the applicant.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the driveway modification at the home at 10A & 10B Black Bear on this 12<sup>th</sup> day of June, 2019.

### **Setback review – 85 Black Bear**

The Administrator was notified by town of Gypsum planning staff about a specific consideration at this lot. This is platted as a single-family lot without setbacks. It belongs to the “Village at Cotton Ranch” sub-HOA. Town staff wanted to make sure the DRC was aware and in agreement of the specific setback issues on this lot.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to declare the lot at 85 Black Bear has no setbacks per the final plat on this 12<sup>th</sup> day of June, 2019.

### **New Home – 310 Whitetail**

#### **Lai White; Owner**

The Committee reviewed this new home landscape installation for completion. The home was completed in 2017 and the owner is requesting the remainder of the compliance deposit.

Upon a motion duly made and seconded, it was unanimously

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**RESOLVED** to release the remainder of the compliance at 310 Whitetail on this 12<sup>th</sup> day of June, 2019.

**New Home – 280 Red Fox  
Mark Heinbaugh; Developer**

The Committee reviewed this new home landscape installation for completion. The home was completed in 2017 and the developer is requesting the remainder of the compliance deposit. Additional plantings had been requested in 2018 and have been installed.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to release the remainder of the compliance at 280 Red Fox on this 12<sup>th</sup> day of June, 2019.

**Landscape & Fence Compliance – 280 Red Fox  
Kathleen & Al Zepeda; Owner**

The Committee reviewed the compliance for the fence & landscape installation for completion. The additional plantings requested in 2018 have been installed.

Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the fence & landscaping at 280 Red Fox on this 12<sup>th</sup> day of June, 2019.

**New Home – 201 Legend Drive  
Bob Hampton; Owner**

The Committee reviewed a draft letter for final compliance for new home. The installation of a sidewalk was omitted from the final letter. This letter will be sent to the Owner and outstanding items should be completed prior to any discussion about the release of compliance deposit.

**New Home – 54, 56, 58 Lync Circle – The Villas  
JT Landreth; Developer**

This new triplex home in The Villas development was approved for final design review.

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Upon a motion duly made and seconded, it was unanimously

**RESOLVED** to approve the final design for the new triplex home at 54, 56, 58 Lynx Circle on this 12<sup>th</sup> day of June, 2019.

### **Other Business**

Discussions about adjacent neighbor's homes was had earlier in the meeting and the Committee agrees that this information should be located on the survey. It is currently stated in the guidelines that this is required, but had previously been reviewed during the staking process.

Richard T. did not have sufficient time to review the board packet this week. He requested to extend the time for committee review. The committee decided to change the deadline for application submittals from 1 week prior to the meeting to 2 weeks. L.Mayer will send out the meeting packet 1 week prior to the meetings in the future.

A complaint was made regarding a freestanding shed in the driveway at 21 Ridgeline. The committee agreed that it does not fit within the guidelines and the owner should be notified.

150 Coyote & 387 Legend drive will soon be ready for final landscape review.

### **Consent Agenda**

The following items were approved prior to this meeting via email:

175 Whitetail – new paint on garage & front door

130 Mara Court – new paint colors

### **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 12<sup>th</sup> day of June, 2019.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting