
RECORD OF PROCEEDINGS

Minutes of the Meeting Of the Design Review Committee of the Cotton Ranch Homeowners' Association June 28, 2017

A Meeting of the Design Review Committee of the Cotton Ranch Homeowners' Association, Eagle County, Colorado, was held June 28, 2017. 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:

- Chris Bystrom
- Dave Collins
- Chris Meister
- Mark Lehman
- Tim O'Brien

Also in attendance were:

- Leah KS Mayer
- JT Landreth
- Kurt Carruth

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 24, 2017 DRC meeting.

Upon a motion duly made and seconded, it was

RESOLVED to approve the minutes from May 24, 2017.

New homes –Villas at Cotton Ranch

Phase III – Preliminary Design

JT Landreth; developer

JT & the architect presented the following buildings for preliminary review in the Villas (phases III & IV).

10, 12, 14 Lynx Circle	94 Lynx Circle & 98 Black Bear
16, 18, 20, 22 Lynx Cir.	24, 26, 28 Lync Circle
60, 62 Lynx Circle	30, 32, 34 Lynx Circle
74, 76, 78, 80 Lynx Cir.	36, 38, 40 Lynx Circle
82, 84, 86, 88 Lynx Cir.	42, 44, 46 Lynx Circle
90, 92 Lynx Circle	48, 50, 52 Lynx Circle

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54, 56, 58 Lynx Circle
64, 66 Lynx Circle

68, 70, 72 Lynx Circle

Enlarged Site plans were not provided or reviewed at this time. Landscape plan is assumed to be similar to previously approved home sites. Phase IV homes are in a flood plain that is currently under FEMA review. Shared driveways have been revised to be individual driveways.

Building plans, elevations sections & details were not provided or reviewed at this time. Details, roof overhangs, etc. are assumed to be similar to previously approved home designs. The upper levels of the 4 plexes have been offset to allow for more privacy.

The roof that looks like a tower on the four-plex may be modified to be simpler, according to the developer. The gable over the upper story at the four-plex is 3:12 pitch. Building height could not be reviewed at this time. The building height cannot be over 30 feet from existing grade to roof ridge as agreed upon in Phase I.

The Developer is suggesting a new roof metal material. This bonderized metal will be standing seam @ shed roofs only

The front entry was proposed without a column and several designs were reviewed. The truss design does not fit with the overall design and looks awkward. JT is trying to add more variety and the committee understands this. The architect will explore a kicker design that is more consistent with other detailing on the home.

A pergola is proposed on the rear elevations of some homes. The kicker shown appears awkward and too short. JT might want to use more metal siding or steel details. The committee is not opposed to new materials or details, but there should be consistency among the homes and a very modern look may not fit with the more traditional current design. The columns at the rear deck on the walk-out buildings are too skinny. They are proposed to be 6X6 wood posts. The decks and columns need additional detailing like a base, kickers or more thickness so they do not appear "tacked on". Window & door trim & details, fascia, etc. will be similar to previously approved home designs. The belly bands are proposed to be wood. A chimney may be required at the 4-plex. This needs to be presented for review.

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The railing design may vary from previous approved designs. This needs to be presented for review. Variations in exterior detailing cannot vary within 1 building. New detailing for the decks, pergola and front entry are proposed. The committee would like to see consistent detailing on each of the homes for these new and revised elements.

All fireplace vents shall be painted to match surrounding materials. Product data including roof, siding, windows, garage door, entry door, stone, exterior lighting & front entry door were reviewed and approved by the committee and shall not vary greatly from building to building.

Exterior colors have been submitted for general review. The paint color at the rear of the buildings will need further review. The committee has requested more variety in the base colors.

Upon a motion duly made and seconded, it was

RESOLVED to approve preliminary design with the conditions above for the homes listed above in The Villas.

New homes –Villas at Cotton Ranch

Aluminum Flue issue

JT Landreth; developer

After discussion about durability and appearance, it was decided to allow the flues on the buildings at The Villas to remain unpainted. This decision will be specific to this development.

Upon a motion duly made and seconded, it was

RESOLVED to allow unpainted flues on the roofs at The Villas only.

New Fence & raised garden – 1265 S. Legend, Lot 100c

Paul St. Ruth, owner

The fence & garden will be discussed when the owner returns to town. The hot tub construction is not accepted by the committee.

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New Fence – 1561 S. Legend, Lot 85c

Matt Paula, owner

None of the committee members know this applicant. The fence application for this property has not yet been approved. The owner has not returned communication to me with dimensions as requested.

Design Review Committee Members

Review Member Terms

Chris Bystrom & Tim O'Brian have agreed to continue on the Committee.

New Business

L.Mayer received an application for a new fence at 60 Lara Place after the agenda was set. This rear yard is on the golf course and they want to create a barrier to keep walkers and golf carts from their lawn. The committee asked for more information regarding any easements on the property, property line location and if golf course approval is needed for this fence.

L.Mayer has been email corresponding with Helena Slodyczka @ 38 Bentwood about signs at the end of her driveway. She is now requesting 2 signs on her property. I am working with her to understand where they want them.

The homeowner at 11A Black Bear has sent a complaint about their neighbor at 11B about 3 satellite dishes. They think it is unsightly. The committee agrees that non- working dishes should be removed and there isn't much else they can regulate.

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 23th day of July, 2017.

Respectfully submitted,

Leah KS Mayer, Secretary for the meeting