VILLAS AT COTTON RANCH HOMEOWNERS ASSOCIATION

MEETING AGENDA

SATURDAY, NOVEMBER 7, 2026, 10:30 AM

GYPSUM PUBLIC LIBRARY & ZOOM

PRESIDENT: JEAN MARIE CUMMINS, TERM EXPIRES 2027 ANNUAL MEETING

TREASURER: KATHY HILL, TERM EXPIRES 2028 ANNUAL MEETING

SECRETARY: VACANT

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1. Call to order and recognition of quorum (14 homeowners makes a quorum, present in person, on zoom, or via proxy)
2. Financial
    a. VCR HOA 2026 Budget v. Actual
    b. Balance Sheet as of November 5, 2026
        i) Savings $502.15
        ii) CDs $110,405.92
        iii) Money Market (Reserve funds @ Edward Jones) $102,670.74
    c. Cash on Hand
        i) Checking $70,552.60
3. Secretary vacancy
4. Landscaping update
5. Painting update
    a. 10 Buildings were painted in their entirety along with 3 decks
    b. Buildings to be painted next year are:
        i) 10, 12, 14, 16, 18, 20, 22, 35, 37, 39, 41 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 82, 84, 86, 88, 90, 92, 94 Lynx Circle
        ii) 98 Black Bear
6. Snow Removal
    a. Let the board know by 11/13/26 if you would like snow stakes placed at your home the crew will be here around then to place them. If we don't hear from you you'll get snow stakes.
7. Dog waste problem in area between homes on Lynx/Black Bear
8. Parking
9. Public Input - 3 minute limit