

DRAFT  
VILLAS AT COTTON RANCH  
HOMEOWNER'S MEETING MINUTES  
January 27, 2024  
At Gypsum Creek Clubhouse and Zoom

Monica Kryzer, President, term expires 2024 at Annual Meeting  
Henry McCann, Treasure, term expires 2025 at Annual Meeting  
Fred Farinacci, Secretary, term expires 2026 at Annual Meeting, Zoom

1. Call to order at 11:30AM, Quorum present  
Minutes from 12-2-23 HOA Meeting approved
  
2. Financials  
Budget vs Actual for 2023,  
Total Expense for 2023, was \$79,000 under Budget, with \$33,930 reserve budgeted.  
Board voted to move \$33,930 budgeted for reserve to the reserve and savings.(CD)  
Board voted to move an additional \$50,451.58 to reserve savings (CD)  
Reserve growth will help offset future years increase costs due to inflation and  
Increase in maintenance that is required.  
The budget for 2024 was approved as there was no dissent. Dues remain the same.  
It includes contingencies for Landscaping, irrigation, tree replacement, etc  
We have a new landscaping company this year, Rocky Mountain Custom Landscaping.  
Please let us know of any landscaping issues you encounter as we will be going through a break  
in period with them.  
Budget includes almost \$50,000 for painting and seal coating.  
We also have a new company doing snow removal, Gypsum Creek Snow Removal.  
We have had positive feedback so far. Please let us know of any issues you see.  
We pay on a per event basis. Costs include \$450 for snow removal on public sidewalks.  
This amount is reimbursed by Cotton Ranch HOA.  
Question was asked about contingencies in the case Cotton Ranch HOA is not renewed, we do  
not currently have an estimate but there will be added costs for dog stations, snow removal,  
and Design Review Committee, etc. Currently CRHOA is about 20 votes short of passing.  
Question was asked about a Reserve Study, we have not had one performed.  
Question was asked about the ownership of the driveway apron, we are unsure and will check  
with Gypsum.
  
3. Election of New Board Member  
Jean Marie Cummins was unanimously approved as new board member replacing Monica Kryzer  
whose term is expiring.  
The new board will meet within 10 days to determine roles for 2024, and meeting schedule.
  
4. Maintenance Schedule for 2024  
Driveway sealing 46 48 52 54 62 64 66 72 74 82 84 86 92 94 Black Bear  
No Staining for 2024  
Exterior Painting 88 Black Bear, 35 37 39 41 43 45 51 53 55 94 Lynx  
Stucco 10 12 14 16 18 20 22 82 84 86 88 Lynx  
We do have all the recipes for exterior paint and stain.

5. Other

Reminder to pick up dog waste. First recourse, please ask owner to pick up.

Overflow parking, please use your parking tags.

Rental Policy No short term rentals, minimum 6 months Please provide the Board with copy of lease for approval before it is signed.

6. Public Input

Jenny Hejtmanek asked about installing an AED in the Villas. The Board will look into this.

A Gypsum Community garden is being established near the Fire Station.

If you are interested, contact Diane Webster or Doug Tremblay.

7. Next regular board meeting TBD by new board.

8. Adjourned at 1:06PM

9. Attendees

Monica Kryzer	54 Lynx
Henry McCann	36 Lynx
Kent Pettit	68 Lynx
Frank Loner	22 Lynx
Jenny Hejtmanek	94 Lynx
Fred Kaserman	30 Lynx
Diane Webster	30 Lynx
Joel Cummins	72 Black Bear
Jean Marie Cummins	72 Black Bear
Peter Kuk	32 Lynx
Sheri Ball	88 Lynx
Craig A Brown	60 Lynx
Larisa Kalkova	60 Lynx
Ross Raitman	35 Lynx
Lynn Gregg	84 Black Bear

Zoom Attendees

Yadira Miller	14 Lynx
Owen Lococo	52 Black Bear
Paul Hunt	98 Black Bear
Fred Farinacci	51 Lynx
Cinda Farinacci	51 Lynx
Richard Jefferies	92 Lynx

Proxies received from: Christian McLaren 55 Lynx, Jim Hill 40 Lynx, Bridget Hitt 54 Black Bear,  
Jean Jobin 76 Lynx