

VILLAS AT COTTON RANCH
HOMEOWNER'S MEETING MINUTES
June 16, 2025 6 PM
Meeting at the Gypsum Public Library and Zoom

Jean Cummins, President Term Expires 2027 at Annual Meeting
Kathy Hill, Treasurer Term Expires 2028 at Annual Meeting
Fred Farinacci, Secretary Term Expires 2026 at Annual Meeting

1. Call to order at 6 PM, Quorum was present with all three Board Members present
2. Financial Reports from period ending 5/31/25 were reviewed.
Overbudget item by \$8,273 was painting. The method of painting was changed to painting all components of a building, rather than doing it piecemeal. This caused the overbudget amount. Reserve Amount is approximately \$391,000. Reserve study results have been received and are being analyzed
Basic landscaping is now being handled by JA Landscaping. If a homeowner notices something not being handled properly please notify the HOA Board
Driveway sealing for 16 units (Odd numbered units from 35 to 61 Lynx, 94 Lynx, and 98 Black Bear) will be done in July
Please park in overflow lots if available
Staining current plan is to stain several units that are not being painted for a couple years and are in need of stain.
It is early in the year, and most expenses associated with landscaping and maintenance have just started.
3. Reserve Study has been completed. The Board is in the process of analyzing it and will conduct an online, meeting with Association Reserves' Chris Galey to better understand the report on June 24th
4. Homeowners who have made modifications to limited common elements and/or common elements will be asked to submit a request to the HOA Board to approve the modifications.
5. Trailers and campers in driveways: Per Cotton Ranch HOA, RV's and campers are not to be stored in the driveways. Homeowners are allowed 3 days to prep and clean when leaving and returning from a trip. The time period of a visitor RV parked in a driveway is up to 7 days within a 6 month period. A Visitor RV permit is required and the application is found on the Cotton Ranch HOA website. Trailers and ATV's and dirt bikes are never to be stored in driveways. Trailers and RV's are never to be parked overnight in the overflow parking areas.
6. Dog owners please clean up after your pets. Keep them on a leash, and please do your part in reseeding the dog spots in the lawn. There is EZ Seed in front of the garage at 51 Lynx. It is there for your use.
7. Beaver Damage: There is a beaver destroying the aspens behind 10 Lynx Circle. We will attempt to hire a company to live trap and relocate the beaver.

8. Public Input:

Jim Hill asked about putting flags up over the 4th of July weekend.

Gigi Zimmerman asked when we can put trash receptacles out for pickup.

The only mention in our rules is they are to be put out the day of pickup.

Many people put them out early creating a potential for wildlife getting in them.

Erich Rifenburgh is organizing a golf scramble for a weekend in September

Owen Lococo asked if the meeting with the Association Reserves representative was open for anyone to attend. The answer was no, it is not a board meeting, but rather an information gathering meeting.

Phil Bidwell asked that the native grasses behind his unit be mowed once a month.

The landscaping plan is to cut all the native grasses twice a year, in the spring and the fall.

They will be cut this week.

Sheri Ball said there are yellow dog spots in front of her unit.

Erich Rifenburgh mentioned that there were several perennials pulled out of a bed in front of their unit. He said it was probably the landscapers pulling them out. We will look at this.

9. The next regular Board Meeting will be Saturday, September 27th, 10:30 AM at the Gypsum Public Library.

10. It was moved by Jean Cummins to adjourn the meeting and seconded by Fred Farinacci. The meeting was adjourned at 6:50PM

ATTENDEES:

Sheri Ball	88 Lynx
Jenny Hejtmanek	94 Lynx
Doug Tremblay	94 Lynx
Jim Hill	40 Lynx
Erich & Sylvie Rifenburgh	72 Lynx
Phil Bidwell	80 Lynx
Cinda Farinacci	51 Lynx
Christopher McLaren	55 Lynx
Pam Shanle	57 Lynx
Kent & Nancy Pettit	68 Lynx
C A Brown	60 Lynx
Gigi Zimmerman	74 Lynx
Peter Kuk	32 Lynx

ZOOM ATTENDEES;

Owen Lococo	52 Black Bear	K R Duffy
Judy Jobin	76 Lynx	
Kathleen Roseberry	16 Lynx	
Riley Freeman	82 Lynx	

