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# RECORD OF PROCEEDINGS

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## Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Metropolitan District January 14, 2010

The Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held January 14, 2010 at 8:30 a.m., at the 9 Iron Grill at 0101 Legends Drive, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado. The Board met in joint session with the members of the Board of the Cordillera Valley Club Property Owners Association.

### Attendance

The following Directors were present and acting:

- Jay Morten
- John O'Brien
- Brian Judge
- Rick Pirog

The following Directors was absent and excused:

- Emilie Egan

Also in attendance were:

- Lance Badger, Atira Group
- Cordillera Valley Club POA
  - Tim Benedickt
  - Carolyn McDevitt
  - Wally Carey
  - Tom Marcin
- VAg, Inc.
  - Stephanie Lord-Johnson
- Robertson & Marchetti, P.C.
  - Cheri Curtis
- Operations & Security Personnel
  - Dan Carlson & Rick Adams

### Call to Order

The Meeting of the Board of Directors of Cordillera Valley Club Metropolitan District was called to order by Mr. Carey, noting a quorum was present.

### Potential Conflicts Of Interest

Mr. Judge reported that he is the owner of VAg, Inc., an architectural and land planning firm, and other related entities, and these entities provide services to the District such as landscape and berm design, master planning, project oversight, construction management and the management of the POA governed Design Review Board. VAg's

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provision of these services to the District and to the Cordillera Valley Club Property Owners Association could constitute a potential conflict of interest. The Board noted, for the record, that this disclosure is restated at this time with the intent of fully complying with laws pertaining to potential conflicts.

**Conference Call** The log of public participation in the meeting for those participating in person and by phone is as follows:

### Public Participation Log

<b>Meeting Date</b>	<b>In Person</b>	<b>By Phone</b>
01/08/09	0	0
02/12/09	0	0
03/12/09	2	0
04/09/09	0	0
05/14/09	0	0
06/11/09	0	0
07/09/09	2	0
08/18/09	1	0
09/15/09	1	0
10/20/09	0	0
11/17/09	0	0
12/15/09	0	0
1/14/10	0	0

**Agenda** After review, Mr. Carey added the water tank and the sewer plant expansion discussions to the agenda.

**Minutes** The Board reviewed the Meeting Minutes of December 15, 2009. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Meeting Minutes of December 15, 2009 as presented.

**Upcoming Meetings** The Board reviewed the schedule for the 2010 meetings. The next meeting will be held on February 18, 2010. Due to a conflict with the

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Club at Cordillera, the March meeting will be held on Tuesday March 16, 2010.

### **Eagle River Meadows**

Lance Badger from Atira presented the proposed plans for the Eagle River Meadows development on the existing B&B Parcel. Plans include medical, wellness, and fitness facilities to grow the health tourism industry in the area. Mr. Badger is looking at federally funded options for the health and wellness facility. There are 204 residential units planned on the north side of the Eagle River and 140 residential units plus 260,000 square feet of commercial space on the south side of the Eagle River. A public trail system is included in the plans along with resident trails. The plans address preserving the Eagle River flood plain. Mr. Badger is looking for the Board's support for getting approval from Eagle County for an assisted living facility.

Eagle County has requirements for affordable housing in the development process that can be negotiated with added public benefits. The proposed development is in the sketch plan process with Eagle County.

Mr. Judge expressed concerns with height restrictions, roof material and roof pitches. Mr. Judge also questioned evening activities that could impact CVC residents. He stated the plan needs to provide community benefits for the entire Edwards area.

### **24 Hour Notice and Posting Locations**

The Board reviewed the resolution designating the East Gate, the West Gate and the Cordillera Valley Clubhouse as the locations to post the meeting notices for 2010. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the 24-Hour posting location resolution which is incorporated herein by this reference.

### **Meeting Dates And Times**

The Board previously reviewed the calendar for future meetings. By motion duly made and seconded, it was unanimously

**RESOLVED** to adopt regular meeting dates and times for 2010 as the third Tuesday of the month at 8:30 a.m. at the 9 Iron Grill except for the February meeting, with the POA annual meeting be

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held on July 6 and a POA member meeting will be held on December 28, 2010.

### **May 2010 Election**

It was noted there are three four-year terms and one two-year term up for election in May. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 2010 election resolution which is incorporated herein by this reference.

### **Audit Engagement Letters**

The 2009 audit engagement letter from Chadwick, Steinkirchner, Davis and Co. was included in the board packet. Mr. Judge stated he believed the cost should be lower than the 2008 audit cost. Since Mr. Marchetti was not available to discuss the cost of the 2008 audit, the Board tabled approval of the 2009 audit engagement letter to the February meeting.

### **Financial Report**

The preliminary December 31, 2009 financial reports were included in the Board packets. Ms. Curtis was available for questions in Mr. Marchetti's absence.

### **Accounts Payable**

The Board reviewed the accounts payable listing. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the accounts payable list as presented.

### **UERWA Water Tank**

Mr. Carey reported that UERWA is still working with the Forest Service and Eagle County to get the permits in place. The plans are still to start construction in 2010

### **Sewer Plant Expansion**

The Board discussed the parcel of land that is owned by the CVC Developer and is located to the east of the new building that is being constructed as an expansion of the existing wastewater treatment plant. The Board requested that Mr. Marcin to provide a proposal to review the boundaries of the property to protect Cordillera Valley Club's interest in the property.

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**Operations** Mr. Carlson reported Christmas trees are being picked up from residences for disposal. Monument lights are being replaced.

**Public Safety** The permanent gates are constructed and will be installed within the next ten days.

The new gate reader system will be installed in April to correspond with the timing of the same system that is being installed in Cordillera. The company is working with Mr. Adams to ensure the new system will read both transponders and RFI cards.

Mr. Adams reviewed with the Board security issues over the prior month. He also reported that there have been mountain lions sited in the area.

**Adjournment** There being no further business to come before the Board at this time, upon motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the meeting of the Cordillera Valley Club Metropolitan District Board of Directors this 14th day of January, 2010.

Respectfully submitted,



Cheri Curtis  
Secretary for the meeting