
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Metropolitan District February 18, 2010

The Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held February 18, 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:

- John O'Brien
- Brian Judge
- Rick Pirog

The following Directors were absent and excused:

- Emilie Egan
- Jay Morten

Also in attendance were:

- Cordillera Valley Club POA
Tim Benedickt
- Cordillera Metropolitan District
Joe Wilson
Emily McMurray
- VAg, Inc.
Stephanie Lord-Johnson
- Robertson & Marchetti, P.C.
Ken Marchetti & 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. Pirog, 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 provision of these services to the District and to the Cordillera Valley Club Property Owners Association could constitute a potential conflict

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT February 18, 2010 Meeting Minutes

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

Meeting Date	In Person	By Phone
01/14/10	0	0
02/18/10	0	0

Agenda Ms. Curtis reported Joe Wilson from Cordillera Metropolitan District will attend the meeting to present the marketing update to the Board.

Minutes The Board reviewed the Meeting Minutes of January 14, 2010. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Meeting Minutes of January 14, 2010 as presented.

Upcoming Meetings The Board reviewed the schedule for the 2010 meetings. The next meeting will be held on Tuesday March 16, 2010.

May 2010 Election It was noted there are three four-year terms and one two-year term up for election in May. Currently there is only one Self-Nomination and Acceptance form submitted.

November State Election Mr. Marchetti apprised the Board of Statewide Proposition 101 and Constitutional Amendments 60 and 61 which are all designed to severely restrict state and local governments' funding sources from taxes and borrowing sources. These ballot initiatives will be on the November state ballot. He further apprised the Board of the road projects in the Edwards area and the need for funding. The Edwards Community Authority is discussing formation of a local funding entity to fund road improvements.

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT February 18, 2010 Meeting Minutes

- Public Input** There was no public present.
- Sewer Expansion** Dan Richardson with Schmueser, Gordon & Meyer has requested permission to attend the March 16, 2010 meeting to discuss an amendment to the CVC PUD to permit the Eagle River Water & Sanitation District facility expansion on the south side of I-70. Mr. Judge expressed concerns with Schmueser, Gordon & Meyer being the party to represent CVC on the PUD amendment since the property is within the District. Mr. Marchetti recommended Pedro Campos with VAg, Inc be the District representative for the PUD amendment.
- Marketing**
- Joe Wilson and Emilie McMurray presented the January and February marketing reports to the joint Board meeting. DellAnn Claypool has left Cordillera and Mr. Wilson is advertising for a replacement for that position. In the interim, current staff will be assisting to fill that position. The Club at Cordillera has indicated they would like to be more active in the marketing plan. All Cordillera affiliated entities will be using Scream Marketing out of Denver as the Cordillera marketing firm. A new generation of the marketing plan will be developed to promote Cordillera.
- Mr. Wilson reported they would continue to present quarterly marketing reports to the CVC Board. The committee's objective is to involve input from all the Cordillera Boards. Mr. Pirog will be the liaison for the Board on the Marketing strategic plan.
- Mr. Wilson commented on Mr. Pirog's report in the Vail Daily that stated Cordillera had forty sales in comparison to the twenty-eight sales in total by all the other high-end gated communities in the area.
- Mr. Pirog questioned whether the existing 2010 marketing plan is still in place as presented and Mr. Wilson confirmed that the plan in principal is solid for 2010. The Wilhelm Family Partnership owns the "Cordillera Brand" and all marketing using the Cordillera Brand needs their approval.
- Audit Engagement Letters**
- The 2009 audit engagement letter from Chadwick, Steinkirchner, Davis and Co. was included in the board packet. Mr. Marchetti reported the audit will be less than the 2008 audit. Mr. O'Brien questioned whether they would offer a discount to enter into a three year contract. The Board directed Mr. Marchetti to request a three year contract with a

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT February 18, 2010 Meeting Minutes

corresponding discount in the rates. By motion duly made and seconded it was unanimously

RESOLVED to approve the audit engagement letter subject to negotiating a favorable contract that would be executed by Mr. Pirog.

Financial Report The January 31, 2010 financial reports were included in the Board packets.

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 with the addition of the Lonestar invoice for \$36,099.78.

Proposed Capital Budget The Board members reviewed the items on the capital budget forecast prepared by Mr. O'Brien with input from Board members and staff. Mr. Marchetti requested that the major road improvements which are in the District's long range financial plan be added to this list, noting that the current tentative plan is to crack seal the roads in 2011 and slurry seal the roads in 2012 after the water tank construction project is completed. Mr. Judge requested this information be included in future Board packets and at the Community meetings.

The Board discussed the need to determine what projects are on the top of the priority list and then determine the funding mechanism. Securing the west end was discussed as a top priority. Mr. Marchetti reported the District has \$800,000 of available bonding capacity without a further election. Mr. Judge reported there may be economies of scale or "trade-outs" for working with American Civil Contractors who are constructing the I-70 Edwards Interchange roundabout project for CDOT this summer.

The Board directed Mr. Adams and Mr. Carlson to obtain cost estimates for discussion at the April Board meeting to complete the projects anticipated to be completed by 2012.

The Club Coordination Committee met with representatives of the Club on the lighting upgrade project and there was agreement in concept, noting however that the Club does not have funding in its budget to participate

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT February 18, 2010 Meeting Minutes

financially in this project. The Committee consists of Tim Benedickt, Rick Pirog, Wally Carey and John O'Brien. The Club is planning to ask the District/POA to include items desired by the Club that could be bundled during the agreement process. The Board discussed the nuances with bundling several items in the agreement. Mr. Judge stated the plan is to include basic items in the agreement with the specifics addressed as each item comes on line.

DRB Report

Ms. Lord-Johnson reported Mr. Weber continues to request a refund of his compliance deposit. Ms. Lord-Johnson has received a bid of \$18,000 to landscape the lot and believes the remaining deposit will be needed for that purpose. Ms. Lord-Johnson also reported that the DRB approval for this home has been revoked since construction was stopped. Mr. Weber has requested the DRB extend the approval of the home so he can sell the lot with approved plans. Mr. Judge suggested Ms. Lord-Johnson minimize the Association's exposure by sending a letter stating the DRB would request an additional \$3,500 deposit to grant an extension of the final approval as long as the driveway issues is resolved.

Ms. Lord-Johnson questioned the status of the 2010 DRB contract. Mr. Benedickt did not make a report prior to leaving the meeting so the item was tabled until the March meeting.

With the street lighting closer to resolution, Ms. Lord-Johnson is struggling with finding the appropriate signage. There will be a \$7,000 add-on to obtain color options for the street signs. It was suggested to move the miscellaneous signs to the 2011 budget to be able to remain within the current budget.

There are no current DRB submittals. A drive through will be scheduled in June 2010.

Ms. Lord-Johnson suggested joining the web-site used by Cordillera to obtain a survey of Cordillera Valley club residents. Mr. O'Brien stated a survey is only effective if there is follow-up communication.

It was noted there is a need to get a newsletter out to all residents. Information on the Board elections will be sent to all residents in a separate email. Follow-up newsletters will be sent after each member meeting that will focus on specific items. The Board agreed there should be good follow-up after each member meeting. A communication

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT February 18, 2010 Meeting Minutes

schedule will be developed that will include summarizing annual meetings in a newsletter and then sending out blast emails with major topics as appropriate.

Operations

Mr. Carlson reported there is not a lot of activity throughout the District. Mr. Carlson continues to drive through the community regularly to make sure there are no problems.

Public Safety

Mr. Adams reported mountain lion tracks were spotted recently in the community. There have been few other animal spottings due to the lack of snow.

The snow plowing budget is going to be favorable with the lack of snow. Mr. Adams is evaluating liquid "ice slicer" (snow melt) options that are more environmental friendly, however, also more costly.

Mr. O'Brien suggested requiring picture identification from anyone entering into the community to enhance security. The Club is hoping to increase security throughout Cordillera. The Board discussed options on increasing the security at the Gate House. The Board directed Mr. Adams to bring a recommendation to the Board at the April meeting on enhancing security at the Gate House.

Real Estate Reports & RETA

There was one closing in early 2010 and another closing that is expected in February.

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 18th day of February, 2010.

Respectfully submitted,



Cheri Curtis

Secretary for the Meeting