
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Property Owners Association April 20, 2010

The Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held April 20, 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 Metropolitan District.

Attendance

The following Directors were present and acting:

- Wally Carey
- Carolyn McDevitt (By Telephone)
- Tom Marcin (By Telephone)

The following Director was absent:

- Tim Benedickt

Also in attendance were:

- Cordillera Valley Club MD
Emilie Egan
Brian Judge
Rick Pirog
Jay Morten
John O'Brien
- 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 Property Owners Association was called to order by Mr. Carey, noting a quorum was present.

Potential Conflicts Of Interest

Mr. Marcin reported that he is the principal owner of Marcin Engineering LLC which provides engineering services to Cordillera Valley Club Metropolitan District and/or Cordillera Valley Club Property Owners Association. The Board noted that Mr. Marcin may participate in discussions related to services his firm may provide to CVC and may vote in such matters, in compliance with his duties to the Association. The Board noted, for the record, that this disclosure is being made at this time

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with the intent of fully complying with laws pertaining to potential conflicts of interest.

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
03/16/10	0	0
04/20/10	0	0

Agenda Mr. Carey added community sales to the agenda and Mr. O'Brien added the Social Committee.

Minutes The Board reviewed the Meeting Minutes of March 16, 2010. Upon motion duly made and seconded, it was

RESOLVED to approve the Meeting Minutes of March 16, 2010 as revised with Ms. McDevitt abstaining from voting since she was not in attendance.

The Board further reviewed the Meeting Minutes of the March 30, 2010 Special Meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Meeting Minutes of March 30, 2010 as presented.

Upcoming Meetings The Board reviewed the schedule for the upcoming 2010 meetings. The May meeting was moved to May 11, 2010 at 8:30 a.m.

Public Input There was no public present.

ERWSD The Board questioned the status of the request from ERWSD to amend the PUD for the construction of sewer facilities. Mr. Judge stated the property

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in question currently has buildings which are being used as Eagle County facilities. The Board discussed the need to protect CVC by monitoring the process for the PUD Amendment and ensuring that ERWSD completes the plan as they presented it to the Board. Mr. O'Brien stated CVC has legal rights and the Board needs to determine what those rights are and protect them. Mr. O'Brien also suggested developing a budget for the process by obtaining bids for services. Mr. Judge suggested that the engineering costs incurred to date related to the ERWSD parcel should be charged to ERWSD. Mr. Marcin estimates the cost to complete the PUD mapping will be an additional \$2,000. Prior to additional services being rendered for the PUD Amendment process over and above this amount, the Board will obtain legal, engineering, and architectural bids to develop a budget for the process.

Water Tank Project

The Boards discussed the status of negotiations with UERWA for access to CVC's roads to be used for construction of the water tank. The Board has not received a response from UERWA responding to the letter that was sent by Greg Perkins on behalf of CVCPOA. Mr. Pirog suggested sending a follow-up letter explaining CVC's process to determine the road impact costs. Mr. O'Brien stated the Boards should use the same process with ERWSD for the PUD Amendment.

The Board discussed having Mr. Dalton contact Mr. Collins to get information on UERWA's process including the discussions with the Forest Service. In the event UERWA proceeds with litigation, the Board discussed possible litigation attorneys.

The Board called Mr. Greg Perkins at 9:45 a.m. Mr. Perkins reported Teryl Gorell has been hired by UERWA to litigate the case if the issues cannot be resolved. A response from UERWA is expected later this week.

Mr. Perkins has met with the Club's attorney to complete the Turn-Over agreement with Cordillera Valley Club Investor's Partnership. Mr. Judge suggested the map being developed by Marcin Engineering be included in the agreement between the Association and Cordillera Valley Club Investor's Partnership. The front gate property will be conveyed to CVC in the agreement. The road at the west entrance will also be conveyed to CVC but may require additional platting since it is currently an easement and not a separately platted tract.

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Financial Report The March 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.

Operations

Mr. Carlson had the Christmas lights removed. The roads have been swept and crack sealing completed. Garden Creations will start with the landscaping in early May.

Ms. Egan questioned why the cracks on Sanctuary Lane were not sealed and Mr. Carlson agreed to look into it. Mr. Judge requested the shrubbery near the gate house be trimmed. Mr. Carlson is obtaining a bid from Mountain Maintenance for seal coating and painting warning line on the speed bumps. The Board requested a reduction in the bid price from last year. Mr. Carlson has been staining the signage and cleaning up road trash.

Security

Mr. Adams explained the call for excessive noise on Sanctuary Lane that was reported on the incident report. Additionally he reported that there are more coyotes, lions, and bobcats in the area this year because of the deer and elk which are attracted to the golf course.

The Board discussed the gatehouse attendant getting a tee time sheet from the Club to know who will be entering CVC. The Board also discussed getting a list of projects from DRB to the gate personnel so there is no unauthorized entrance into CVC. Mr. Adams will send the Gatehouse Post Orders for the Board to review.

Community Sales

The Board agreed that garage/tag/rummage sales should not be allowed in the District due to security issues.

Social Committee

The Board discussed having a Community social event. Mr. Pirog suggested having a beginning of the season party at the Club pool with a contribution from the Association to underwrite the event. Mr. Pirog suggested asking the Club to help sponsor the activity. A committee will be formed from members of the community to work on social activities.

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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
Property Owners Association Board of Directors this 20th day of
April 2010.

Respectfully submitted,

Cheri Curtis
Secretary for the meeting