
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Property Owners Association May 11, 2010

The Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held May 11, 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
- Tom Marcin
- Tim Benedickt

Also in attendance were:

- Cordillera Valley Club MD
Brian Judge
Jay Morten
Emilie Egan (By Telephone)
John O'Brien (By Telephone)
- Cordillera
Joe Wilson
Alison Perry
- Robertson & Marchetti, P.C.
Ken Marchetti & Cheri Curtis
- VAg, Inc.
Christy D'Agostino
- Operations & Security Personnel
Dan Carlson & Rick Adams
- Legal – Greg Perkins

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

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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 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
05/11/10	0	0

Agenda Joe Wilson and Alison Perry were in attendance to present the quarterly marketing report. Mr. Perkins will arrive at 9:00 a.m. to discuss the turn-over agreement. Approval of accounts payable was moved up on the agenda.

Minutes The Board reviewed the Meeting Minutes of April 20, 2010. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Meeting Minutes of April 20, 2010 as revised.

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

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

Marketing Report Mr. Wilson introduced Alison Perry as the new marketing Manager for Cordillera. It was noted Scream Advertising has sent surveys to the Cordillera members. The Board discussed the goal of the survey with Mr. Wilson.

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Board Seats

The Board discussed the vacancy for the Board seat previously held by Mr. Frigon. The plan is to appoint a replacement at the June meeting. The seat held by Ms. McDevitt will be up for election at the July annual meeting.

Upcoming Meetings

The Board reviewed the schedule for the upcoming 2010 meetings. There were no changes at this time.

Public Input

There was no public present.

Turn-Over Agreement

Mr. Perkins attended the meeting to report on the Turn-Over Agreement which is near completion. Legal descriptions are needed from Marcin Engineering prior to execution. The Developer will be conveying the roads (including the gate house) to the District. The open space that is owned by the Developer will be conveyed to the Association. By motion duly made and seconded, it was unanimously

RESOLVED to approve the Turn-Over Agreement as presented.

Mr. Perkins questioned the need for title insurance. The Board agreed to obtain title insurance if Mr. Perkins deemed necessary.

Accounts Payable

Mr. O'Brien questioned approval of the May Invoices. Mr. Judge agreed to review the VAg invoices and possibly provide credit for his time. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable list as presented, noting the possible credit from VAg on future invoices.

Operations

Mr. Carlson reported there is damage on both Legends Drive North and South where the road meets the curb. The Board agreed with Mr. Carlson that Legends Drive is the Developer's responsibility.

Mr. Carlson suggested putting in plants on the new wall near the Maintenance Facility.

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Small critters have become a problem throughout the area and Orkin Pest Control has been rehired.

Mr. Carlson presented a proposal for \$3,600 to removal the lawn turf and plant annuals at the Gate House. Mr. Judge offered to meet with Kathleen Cope from Garden Creations to discuss the proposal.

The annual maintenance of the rock walls and planters has been completed as scheduled. The Board discussed the need to continue budgeting for wall and planter repairs and maintenance in future years.

Mr. Carlson presented has a proposal for \$4,200 to use thermoplastic reflective paint to mark the speed bumps. The product has a three year guarantee with life expectancy of five to ten years. The cost of painting the speed bumps is approximately \$1,100 annually. The Board agreed to paint the speed bumps with regular paint annually.

The street light on Highway 6 is still out of commission. Mr. Marcin is working on developing an agreement with Eagle County to split the cost of the light repair at Highway 6 and Hillcrest Road. The area under I-70 was cleaned up and concrete will be poured when weather permits.

West Gate Improvements

Christy D'Agostino presented preliminary plans for the west gate security improvements. Plans include an extended island with a call box, dual gates, and tire spikes. The Board discussed the need for CVC to control the use of transponders at the west gate.

Ms. D'Agostino will work with Lonestar Security to get the west gate system working properly. A fence will be installed at the west gate that will tie into the CDOT Wildlife fence. Discussions followed on enhancing security and monitoring activity at the west gate. Mr. O'Brien and Mr. Judge will work on improving the security system at the west gate. It was noted the Board previously authorized \$10,000 for the west gate plans.

Sound Mitigation Barrier

VAg is addressing "Area One" of the Sound Mitigation Barrier. Ms. D'Agostino is meeting with Bob Naracci from Eagle County Community Development to get approval for a new design concept for the sound mitigation barrier. The overall berm project will be broken out into phases with Area One being approximately 1,000 linear feet. The new concept

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involves utilization of large “anchor screws” which will be screwed into the soil and become bases for posts. Posts will be attached to the anchor screws and the sound mitigation barrier will then be constructed out of concrete log siding attached to the posts. A soils report is needed to determine the structural bearing capacity of the soil screws.

Ms. D’Agostino estimates the design costs should be \$15,000. Mr. Marcin requested a graph of the timeline for the project.

Lights & Signage

Ms. D’Agostino presented plans for wood poles with a steel core to replace the existing light poles. Mr. Benedickt expressed concerns with maintenance of the wood product. It was noted the Board had directed the DRB previously to install three samples for the community members to be able to view in order to make a decision on a replacement for the community.

The Board directed Ms. D’Agostino to get the manufactures warranty and product information and distribute it to the Board members. After the information is distributed, the Board will provide direction staff to by Friday, May 14, 2010 regarding placement of the order for the poles.

Samples for community signage were distributed to the Board. Discussion followed on ideas but no formal action was taken.

Financial Report

The April 30, 2010 financial reports were included in the Board packets.

Executive Session

By motion duly made and seconded it was unanimously

RESOLVED to enter into executive session at 11:18 a.m. regarding litigation related to construction of the water tank.

Adjournment

Upon returning from executive session, 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 11th day of May, 2010.

Respectfully submitted,

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Cheri Curtis
Secretary for the meeting