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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 Property Owners Association July 19, 2011

A Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held July 19, 2011 at 3:35 p.m., at the Cordillera Metropolitan District Administrative Offices conference room, located at 0408 Carterville Road, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

### Attendance

The following Directors were present and acting:

- Art Greenfeder
- Tim Benedickt
- Bob Engleby
- Tom Marcin
- Kent Myers

Also in attendance were:

- Robertson & Marchetti, P.C.  
Ken Marchetti & Cheri Curtis
- Mauriello Planning Group  
Dominic Mauriello
- CVCMD  
Rick Pirog  
John O'Brien  
Emilie Egan  
Barry Gassman  
Chris Hynes (By Telephone)
- Others  
Frank Navarro  
John Clay  
Ken Ulickey  
Joe Wilson

### Call to Order

The Meeting of the Board of Directors of Cordillera Valley Club Property Owners Association was called to order by Mr. Benedickt, 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

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discussions related to services his firm may provides to CVC and may vote in such matters, in compliance with his duties to the Association.

Mr. Myers reported that he is the owner of Airplanners, LLC, a consulting firm that provides services to Eagle Air Alliance. Cordillera Metropolitan District and Cordillera Property Owners Association have provided funding to Eagle Air Alliance and Mr. Myers works directly with Joe Wilson. The Board noted that Mr. Myers 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 these disclosures are 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
01/18/11	7	3
02/15/11	4	1
03/15/11	10	1
04/19/11	8	1
05/17/11	7	2
06/21/11	7	1
07/19/11	4	1

### **Public Input**

There was no public input.

### **Club Amenities**

Ken Ulickey informed the Board the Cordillera Metropolitan District (CMD) is discussing purchasing the Club at Cordillera facilities and is in the process of obtaining appraisals for all facilities. CMD is not interested in purchasing property outside of their District and would prefer to have the CVC entities purchase the facilities within CVC. Discussion followed on the appraisal method and the possible need for a second appraisal.

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Director Greenfeder questioned whether the Metropolitan District has the ability to issue bonds to purchase the facilities. Mr. Marchetti confirmed the District's ability to issue bonds with voter approval. The plan is very tentative at this time but the tentative plan is for the facilities to be acquired jointly and funded through an intergovernmental agreement.

It was again disclosed for the record that Director Myers is involved with Air Planners and participates to assist with the funding for the Eagle County Airport. CMD provides funding to Air Planners.

### **Minutes**

The Board reviewed the meeting minutes of the June 21, 2011 Meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the meeting minutes of the June 21, 2011 Meeting as presented.

### **Financial Report**

Mr. Marchetti presented the June 30, 2011 financial report. Directors Greenfeder and Engleby agreed to meet with Steve Smith to review the revenue and expenditures for the Association and determine where adjustments to the budgets are deemed necessary.

Mr. Marchetti stated the District's service plan anticipates the Association will contribute 1% of the 2% Real Estate Transfer Assessment received by the Association to the District. It was agreed the agreement between the District and the Association needs to be clarified.

It was reported the CVCMD Board of Directors agreed to terminate the contract with Lone Star Security and contract with Cordillera Metropolitan District for security services.

### **Accounts Payable**

The Board reviewed the accounts payable list. Upon motion it was unanimously

**RESOLVED** to approve payment of the list of accounts payables as presented.

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### **ERWSD Acquisition of Tract W-2**

The Association has not received an update or proposal from Eagle River Water and Sanitation District regarding the acquisition of Tract W-2.

### **DRB**

Mr. Mauriello drew the Board's attention to the DRB income/expense report which indicates the DRB has positive revenue for plan reviews although it is in the hole on other categories in spite of the minimal activity levels. The Elliott project was fined \$500 for the use of glu-lam beams which are a prohibited material in CVC.

The storage boxes the Association purchased from VAg are no longer needed and Mauriello Planning Group would like to dispose of them. The Board approved allowing MPG to dispose of the storages boxes if they find an interested party.

Mr. Mauriello presented a revised fee proposal that would allow MPG to be compensated for services provided and will allow the Association to control expenses. For \$600 a month MPG will provide DRB services that cannot be billed to property owners including covenant enforcement during the summer months. All fees and fines collected by the Association will be used to offset MPG's expenses for providing DRB services. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the proposal from MPG dated June 23, 2011 for a six month trial period to be evaluated at the end of the year. MPG will report any significant activity in CVC on a monthly basis.

Mr. O'Brien reported the District is looking at updating the signage and lighting within CVC. The District will need DRB recommendations for lighting and signage with the understanding the District does not have the funds for the project at this time, but wants to be prepared if and when the funds become available.

### **Accounts Receivable**

The Board reviewed the accounts receivable report and directed Robertson & Marchetti's office to send letters of intent to lien to property owners who have not paid their annual assessment.

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### **Adjournment**

There being no further business to come before the Board at this time, and 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 19th day of July, 2011.

Respectfully submitted,



Cheri Curtis  
Secretary for the meeting