
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Property Owners Association August 16, 2011

A Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held August 16, 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 (Joined at 4:00 p.m.)

Also in attendance were:

- Robertson & Marchetti, P.C.
Ken Marchetti & Cheri Curtis
- Mauriello Planning Group
Dominic Mauriello (By Telephone)
- CVCMD
Rick Pirog
John O'Brien
Chris Hynes (By Telephone)
- Others
Peter Kyle
Steve Smith
Bill Mimeles
Mark Watson

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

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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
08/16/11	6	1

Public Input There was no public input.

Minutes The Board reviewed the meeting minutes of the July 19, 2011 Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the meeting minutes of the July 19, 2011 Meeting as presented.

**PUD
Amendment** Mr. Mauriello reported Eagle County mailed notices to their “referral list” regarding the CVC PUD amendment and no comments have been received

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to date. The final comment date from parties on the referral list is August 18, 2011. If no comments are received by that deadline, Eagle County staff will then schedule a hearing with the Eagle County Planning Commission followed by a hearing with the Eagle County Commissioners. Mr. Mauriello is hopeful the Eagle County Board of County Commissioners will approve the PUD amendment in September 2011.

Director Marcin questioned how negative comments would affect the approval of the PUD Amendment. Mr. Mauriello reported the staff would table the discussion and involve the County Attorney's office to resolve any issues. The referral process is locked into a 21 day notice period but anyone would be able to object at either the Planning Commission or County Commissioners hearing.

Peter Kyle questioned the notice process. Mr. Mauriello noted the initial notice is only sent to a "referral list" of entities that could be affected by the PUD Amendment. A subsequent notice from Eagle County will be sent to all property owners in CVC as well as property owners adjacent to CVC.

Director Greenfeder questioned whether CVC constituents should be present at the hearing with the Eagle County Commissioners. Mr. Mauriello stated a few members would be helpful to show support of the PUD amendment.

DRB Report

Mr. O'Brien questioned whether the DRB is monitoring weeds within CVC. Director Benedickt stated property owners have been notified of weed problems on individual lots. Mr. Pirog did talk with Cathy Kulzer with the Club at Cordillera about treating the golf course property. It was noted Yellow Sweet Clover is not listed as a noxious weed by State and County regulations.

The Board discussed treating all properties for weeds through either the District or the Association and then billing individual property owners. Director Greenfeder suggested hiring day laborers to pull or cut weeds in CVC. It was noted that pulling weeds is not recommended. Mr. Mauriello suggested adopting the Eagle County weed regulations and to add weeds types like Yellow Sweet Clover that the Board would like to restrict in CVC.

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Director Benedickt suggested the Association should adopt the County Weed policy with the necessary changes, develop a program to have weeds removed, and work with the golf course on their weed problems.

Accounts Payable

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

RESOLVED to approve payment of the accounts payable as presented.

Financial Report

Mr. Marchetti presented the July 31, 2011 financial report. The Board discussed concerns with cash flow and the 2011 budget as adopted. It was noted the RETA funds are not being received as expected per the 2011 budget. The Finance Committee will be charged with balancing the budget without anticipated RETA funds.

ERWSD Acquisition of Tract W-2

Director Marcin has received the document from ERWSD to acquire Tract W-2 through a lease. Director Marcin has reviewed the document and made minor changes. The document will be reviewed by legal counsel prior to being presented to the Board members for approval and execution.

Berm Update

Mr. O'Brien questioned whether water rights are needed for the berm. Director Marcin explained the current plan is to build most of the berm in an area that is currently irrigated by Club water rights and to use plant materials that can be supported by the Club's existing water rights.

WFP Lawsuit

Director Benedickt updated the Board on the status of the lawsuit. There is no individual property owner liability related to the lawsuit.

Mr. O'Brien informed the POA Board the District Board is looking at increasing their D&O policy limits.

Future Meeting Dates

The Board reviewed the future meeting calendar.

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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 16th day of August, 2011.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting