
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Property Owners Association September 21, 2010

The Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held September 21, 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
- Tom Marcin
- Tim Benedickt
- Art Greenfeder (By Telephone)

The following Director was absent:

- Bob Engleby

Also in attendance were:

- Cordillera Valley Club Metropolitan District
Jay Morten
John O'Brien
Emilie Egan
Rick Pirog (By Telephone)
Brian Judge (Left at 9:10 a.m.)
- Robertson & Marchetti, P.C.
Ken Marchetti & Cheri Curtis
- VAg, Inc.
Stephanie Lord-Johnson (By Telephone)
- Operations & Security Personnel
Dan Carlson and Todd DeJong
- Others
Greg Perkins and Bernard Weber

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

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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 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
06/15/10	0	0
07/20/10	0	0
08/17/10	0	0
09/21/10	0	0

Agenda Security and operations were moved to the beginning of the joint agenda. Amendments 60, 61, and Proposition 101 were added to the agenda.

Public Input There was no public input

Minutes The Board reviewed the meeting minutes of July 6 Annual Meeting, the August 17 Regular Meeting, and August 31, 2010 Special Meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the meeting minutes of August 17, 2010 Regular Meeting as presented. The Board further

RESOLVED to approve the meeting minutes of the August 31, 2010 Special Meeting as presented

Landscape Hearing The Roaches, owners of Filing 2, Lot 18, were asked to appear before the Board at a public hearing on the landscaping issues on their property.

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Greg Perkins was present for the hearing. The Roaches were not present. By motion duly made and seconded it was unanimously

RESOLVED to authorize the DRB to approve a plan and hire a contractor to complete the landscaping on Filing 2 Lot 18.

It was agreed that when the plans are approved by the DRB, a contractor will be chosen. All landscaping improvements and DRB invoices will be sent to the Roaches for payment. If the invoices are not paid, the Association will pay the invoices and file a lien on the property.

Upcoming Meetings

There were no changes to the meeting schedule.

Financial Report

The Board reviewed the August 31, 2010 financial statements. Mr. Marchetti informed the Board that when Eagle County approved the PUD amendment for the berm there was a requirement for CVC to contribute \$20,000 to a community path. VAg had previously indicated this requirement may be waived by the County until CVC was ready to begin construction of the berm and therefore it was removed from the financial forecast. However, Ms. D'Agostino had a recent discussion with Eagle County staff to and was informed the \$20,000 was due by December 31, 2010.

A heated discussion ensued and Mr. Judge left the meeting at 9:10 a.m.

Director Pirog offered to meet with Eagle County representatives to discuss the status and pending requirements of the PUD amendments for the berm. Director Egan suggested the Board get legal advice prior to meeting with Eagle County. Director Pirog suggested it would be beneficial to include Ms. D'Agostino in the process since she has the history and the Board indicated it would be acceptable to get Ms. D'Agostino's input provided there would be no charge for her time but the Board reiterated that there were no remaining funds in this work order so nothing could be spent for Ms. D'Agostino's time. Mr. Benedickt questioned whether the approval process would be final after the \$20,000 payment.

Public Input

Bernard Weber had been requested by DRB to attend the meeting to request his refund of the compliance deposit. Ms. Lord-Johnson was called at 9:25 a.m. and she reported that the DRB looked at the lot and

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agreed that after the weeds are removed the deposit should be returned. The weeds have been removed and the two rounds of seeding have been completed. By motion duly made and seconded it was unanimously

RESOLVED to approve releasing the compliance deposit after final inspection which is scheduled for Friday September 24 at 10:00 a.m.

DRB Report

Ms. Lord-Johnson reported she will work with Greg Perkins to move forward on the landscaping process for the Roach property. VAg does not have an approved landscape plan. All costs for the landscaping including the cost of the landscape plan will be assessed against the property owner.

Landscape modification plans are being reviewed for the Legends and one other property. The costs of DRB were discussed. Mr. Greenfeder stated that the Association should be cost neutral and not paying Association funds for the DRB process. Ms. Lord-Johnson stated the costs to the Association are related to the fee schedule and there are some basic DRB and covenant enforcement expenses that are covered by the Association. The fees schedules may need to be reviewed to cover the DRB costs for project submittals, remodels, and landscaping changes. Mr. Greenfeder believes VAg should charge a fixed amount for approving plans and submit a fee schedule that covers VAg's costs for plan approvals. Mr. Pirog suggested Mr. Carey and Mr. Greenfeder should work with Ms. Lord-Johnson on the fee schedule and the DRB expenses.

Ms. Egan requested a proposal from VAg for 2011 DRB services by October 1, 2010, if possible. The Board suggested asking the DRB Board members to volunteer their services. Ms. Lord-Johnson left the meeting at 9:50 a.m. Mr. Greenfeder suggested obtaining proposals from other firms for DRB services.

It was agreed Security personnel would be able to report covenant violations, saving the Association money. Ms. Egan suggested obtaining three different bids from other architectural firms.

Marketing

Mr. Greenfeder questioned the marketing amount being paid by CVC to Cordillera. The Board currently believes the thirteen percent of the total cost that is paid by the Association is worth the amount spent. CPOA will be presenting the 2011 marketing budget at the October meeting for consideration by the Board.

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Accounts Payable Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable as presented.

**Operations
And Projects**

Mr. Carlson and Mr. O'Brien are working on the security upgrades at the west gate. Metal Design is installing permanent fencing. West Slope Fencing will be installing approx 160 feet of temporary fence. A gate is needed in the temporary fence for foot and bike traffic but the bids for an automatic gate (\$2,830) exceed the work order amount. It was agreed a manual combination gate will be installed which is expected can be done within the original work order.

The sample replacement street lights have been installed. The majority of the Board felt the poles are too tall, the lights are not night friendly and the poles are anticipated to be a maintenance issue. The original plans were to install metal posts. Mr. Carlson will incorporate the cost to maintain the existing lights into the 2011 budget and the light replacement project will be removed from the 2011 budget.

Public Safety

There was a gas leak in Edwards and thirty cars had to be escorted through Cordillera Valley Club. There have also been a few trucks that were caught in the Edwards I-70 Interchange construction and were not able to turn around and had to be escorted through Cordillera Valley Club.

There has been a problem with barking dogs. The residents have been contacted and they have been very responsive, although the barking problems continue. The Board directed that a letter be sent to the property owner with fines if the problem is not resolved.

Mr. Benedickt noted there are three properties with renters that are not following the covenants. The problems with the renters will be addressed by sending letters to both the renters and the property owners.

Lone Star Security submitted their 2011 proposal and budget along with a letter to the Board addressing the change in ownership of Lonestar Security. The proposal reflects a 5% reduction from the 2010 contract but also includes an additional charge of \$550 monthly for vehicle usage, gas, and insurance. Mr. O'Brien thanked Mr. DeJong for the reduction but asked that Lone Star include the costs of providing a vehicle in the base

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price and Mr. DeJong agreed. Mr. O'Brien suggested the District consider bidding the contract in 2012.

Mr. DeJong indicated funds will become available for Wildfire Mitigation Plans, and plans need to be ready when the grants funds are available. Mr. DeJong would like to develop a plan for CVC at no charge. Mr. Carey suggested Mr. DeJong meet with Cordillera Metropolitan District representatives to obtain information on their Wildfire Mitigation Plan.

UERWA is planning the major concrete pour for the water tank later in the week. Communication on the concrete pour will be distributed to residents.

Mr. Marchetti stated the contract with Lonestar Security requires Board approve a change of ownership for Lonestar Security. The Board agreed to approve the change of ownership.

Cordillera Club Advisory Committee

Mr. Carey and Mr. John O'Brien attended a meeting with Cordillera Property Owners Association where they reported CPOA has approved a budget of \$50,000 for legal expenses for the Cordillera Club Advisory Committee and requested approval of 13% from CVC. It was agreed that Mr. Carey and either Mr. Pirog or Mr. O'Brien should be involved with the committee and that they would report back before committing to the legal expenses.

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 21st day of September, 2010.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting