

Cordillera Valley Club Property Owners Association  
Board Meeting Minutes  
Tuesday, January 17, 2012, at 8:30AM MT  
MPM Office and Via Conference Call

MEMBERS PRESENT: Tim Benedickt

MEMBERS PRESENT VIA CONFERENCE CALL: Bob Engleby, Art Greenfeder and Kent Myers

ALSO PRESENT: Chris Heinz of Cordillera Metro District, John O'Brien of Cordillera Metro District, Dan McNeill, Managing Agent and Sara Thurston McNeill, Secretary to the Meeting

ALSO PRESENT VIA CONFERENCE CALL: Marsha Bjornson, Accountant and Dominic Mauriello of Mauriello Planning Group

- I. Call to Order. Dan McNeill called the meeting to order shortly after 8:30AM. With four of five Board members present in person and via conference call, a quorum was established.
  
- II. Consideration of Changes to the Agenda. An Executive Session was added to the agenda at the end of Other Business.
  
- III. Review and Approval of Board Meeting Minutes from December 20, 2011. These minutes were previously distributed to all Board members prior to the meeting. There being no further changes, there was a MOTION: TO APPROVE THE MINUTES OF THE DECEMBER 20, 2011, BOARD OF DIRECTORS MEETING OF THE CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION. The motion was duly seconded and carried unanimously.
  
- IV. Financial Matters. Marsha Bjornson prepared and presented the 2011 year-end financial reports to the Board and management, as attached to an incorporated into these minutes.
  
- V. DRB Report. Dominic Mauriello prepared and presented the December 2011 Design Review Board Update to the Board and management. There are no new

applications pending; one owner who has an active application would like to modify their “sports court” and has until June 22, 2012, to do so under the current application.

Management was directed to put a link for the Design Review Application on the website. Once it is uploaded, management will email all owners with a notification of the link.

Dominic then reviewed the list of compliance deposits being held with the Board. The file for the owner of Lot 9, Filing 4 is completed and his \$500 will be returned.

- VI. Manager’s Report. Dan McNeill reviewed communication and maintenance protocol with the Board. Dan got clarification on maintenance duties and responsibilities for the management company, and the policies for parking, landscaping and trash issues. Management reports will be distributed twice per month to the POA Board and the Metro District Board.

Regular POA Board meetings are scheduled for Tuesday, February 21, 2012, Tuesday, March 20, 2012 and Tuesday, April 17, 2012, at 3:30PM at the Cordillera Metropolitan District Administrative Offices conference room, located at 408 Carterville Road, Edwards, Colorado. The Board would like to scale back to eight regular meetings per year, including quarterly meetings with the Metro District Board.

- VII. Other Business. The Board is waiting for the Eagle River Water & Sanitation District to forward a draft of an easement for Tract W-2 to meet their building requirements for a new water tower, including free irrigation water for CVC landscaping areas and access to USFS property.

- VIII. Executive Session. The Board adjourned to Executive Session to discuss legal matters with members of the Metro District Board.

- IX. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 10:20AM.

Respectfully submitted,

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Secretary to the Meeting