

Cordillera Valley Club Property Owners Association  
Board Meeting Minutes  
Thursday, August 21, 2014, at 10:00AM MT  
Inn at Riverwalk Board Room  
27 Main Street, Edwards  
And Via Conference Call

MEMBERS PRESENT: Bob Engleby, Kent Myers, Tom Marcin and Steve Smith

MEMBERS PRESENT VIA CONFERENCE CALL: Art Greenfeder

ALSO PRESENT: Dan McNeill, Managing Agent, Dominic Mauriello, Rob and Lisa Myers (645 Beard Creek Trail), Dan Carlson and John O'Brien of Cordillera Valley Club Metropolitan District, Ric Fields of Fieldscapes and Sara Thurston McNeill, Secretary to the Meeting

- I. Call to Order. With all five Board members either present in person or via conference call, a quorum was established. Dan called meeting to order at approximately 10:00AM
- II. Consideration of Changes to the Agenda. There were no changes to the agenda.
- III. Review and Approval of CVC POA Board Meeting Minutes from May 13, 2014. These minutes were drafted and previously distributed to the POA Board members for review. There being no suggested changes, there was a MOTION: TO APPROVE THE MINUTES OF THE MAY 13, 2014, JOINT MEETING OF THE CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION AND METRO DISTRICT BOARD OF DIRECTORS. The motion was duly seconded and carried unanimously.
- IV. Design Review Matters. Dominic Mauriello prepared and distributed a detailed memo prior to the meeting describing proposed changes to the Design Review Guidelines. These include:
  - the deletion of the references to “Individual Lot Diagrams” throughout the Guidelines since they don’t exist
  - changes to the fees associated with small encroachments beyond the designated building envelope
  - the inclusion of solid stain and darker colors to the Design Considerations for Siding, and

- Amendments to the Design Review Guidelines and can be approved by majority vote of the POA Executive Board

After some discussion, there was a MOTION: TO APPROVE THE PROPOSED CHANGES TO THE DESIGN REVIEW GUIDELINES AS PRESENTED EXCEPT REMOVING THE CHANGE PROPOSED TO MINOR AMENDMENT BUT ADJUSTING THE FEE TO \$500 AND ALLOWING AMENDMENTS BY THE POA ONLY. The motion was seconded and carried unanimously. The revised Design Guidelines are now posted on the website: [www.cvcpoa.org](http://www.cvcpoa.org).

Dominic then presented the Board with a request for the vacation of a pedestrian easement that is located on a residential lot (Lot 8, Filing 1 a.k.a. 645 Beard Creek Trail). The owners of the lot, Lisa and Rob Myers were present at the meeting, and explained that the easement runs next to the area where they propose to build their home and if not vacated, would intrude on their privacy. Dominic noted that the land within the easement is very steep and rugged and contains a creek. It is not suitable for a pedestrian trail due to the steep grades and stream impacts. CVC has a recreational trail plan that does not include this easement.

The Board asked Dominic if there are other pedestrian easements that run through residential lots. Dominic responded that there are no more of which he is aware, although a few similar easements were vacated in 1995.

There was a MOTION: TO SUPPORT THE APPLICATION TO EAGLE COUNTY TO VACATE THE PEDESTRIAN EASEMENT ON LOT 8, FILING 1 AND TO AUTHORIZE THE APPLICATION SUBMITTAL TO EAGLE COUNTY. The motion was duly seconded and carried unanimously.

It is duly noted that this action is not intended to set a precedent for the vacation of other pedestrian easements within the subdivision and that this action was based upon the specific topography of Lot 8.

Dominic then briefly reviewed his August DRB Report with the Board. There is one application for a new home currently before the Design Review Board and four homes are under construction.

There being no further questions for Dominic or the Myers, they excused themselves from the meeting.

- V. Financial Matters. Marsha Bjornson prepared the current financial reports (as of July 31, 2014) and Dan McNeill presented them to the Board. According to the Balance Sheet, the association has \$683,043.50 in assets, including \$1116.25 in prepaid expenses. Marsha reported that as August 14, 2014, all but two owners are current with their 2014 annual assessments. Management will follow the

Policy for the Collection of Unpaid Assessments and send demand letters to these two owners.

Equity totals \$565,254.17 and includes \$63,352.50 in working capital reserves, \$130,796.51 in reserve savings and net income of \$129,312.

The Profit and Loss Statement reveals that the association has collected \$308,936 in income so far this year, including \$158,750 in regular dues, \$21,800 in Design Review Income, \$25,516.50 in Club Impact Fees, \$529 in interest, \$1840 in late fees and \$100,500 in Real Estate Transfer Assessments. Operating expenses total \$179,624, based upon budgeted expenses of \$188,454; therefore the association is \$8830 better than budget.

Dan noted that marketing expenses appear to be over budget because the \$10,000 payment for participation in the joint marketing program was paid this year, but scheduled for payment in 2013. Turf area maintenance is a bit over budget due to more weed control along the roadsides and general debris removal. Although the Flower Maintenance expenses are not over budget, the subcontractor has been struggling to keep the flower beds full of blooming plants; deer, rabbits and ground squirrels have been decimating the flowers.

VI. Metro District Update. Dan Carlson and John O'Brien presented preliminary plans for the installation of a debris fence in the drainage ditch west of The Sanctuary. The fence is intended to prevent a large amount of debris from damaging roads and homes in the event of a "gulley washer" or mudslide. The fence will require some drilling for eight to ten posts that will extend approximately 14 feet above the ground and span about 35 feet across the gulley. The Metro District is planning to screen the fence by planting some trees. There will also need to be an access road or jeep trail built along the west side of the gulley in order for vehicles to access the area when it needs to be cleaned out.

The POA Board had some reservations about the plan and made the following recommendations:

- Have an engineer compile a site plan that defines the fenced area and the access road
- Stake the area with flags so that homeowners can view the proposed site
- Present the site plan and proposal to the Design Review Board so that all impacted homeowners can have the opportunity for input
- The plan should have a stamp from a licensed civil engineer

John O'Brien thanked the Board for their input and said that more details will be forthcoming. Art Greenfeder and Dan Carlson then excused themselves from the meeting.

John O'Brien then reported on how the Metro District is attempting to deal with speeding vehicles at the Valley Club. They are planning to increase the speed limit from 20 mph to 25 mph in order to get greater compliance. In addition, two portable radar detectors are being purchased. They can be placed in various locations and feed information into the guardhouses. In this manner, security can target "hot spots" for speeding and record license plates (so that offending homeowners can be identified and contacted). If the offender is not a resident, then the security staff can revoke access rights at each gate. There was a suggestion to purchase a "portable" speed bump for use in long stretches of straightaway roads.

The Board thanked John for his presentation, and he excused himself from the meeting.

VII. Landscape Committee Report. Ric Fields of Fieldscapes was hired by the Landscape Committee (Art Greenfeder and Tim Benedickt) to prepare some initial schematics for upgrades to the landscaping at intersections. Ric noted that the current monument beds are too small for the areas that they define and many of the walls are falling apart. His design incorporates cobble stone edges (replacing the current buff sandstone pavers), along with a natural boulder design utilizing native trees and shrubs. Culverts that exist above these monuments should be extended to about 20 feet on either side of roadways, and then be integrated with the landscape. In this manner, they will be more effective at moving debris during "gulley washers."

Ric also has preliminary plans for upgrading the island inside of the west gate, along with the suggestions that all street signage should be consistent and lighting to be changed to LED.

The Board would like to see some sort of plan to address the boulder hillside along the north side of Beard Creek Trail, just west of the east gate.

The Committee has one proposal so far for the upgrades to landscaping at the intersections, and at least two more will be garnered. The Board suggested that the Committee move forward with the best proposal and complete the upgrades to one intersection and the boulder hillside before the 2015 Annual Meeting in July.

VIII. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 11:45AM.

Respectfully submitted,

---

Secretary to the Meeting