

Cordillera Valley Club Property Owners Association  
Board Meeting Minutes  
Tuesday, September 12, 2017, at Noon MT  
408 Carterville Road, Edwards, Colorado  
And Via Conference Call

CVC POA BOARD MEMBERS PRESENT IN PERSON: Bob Engleby, Art Greenfeder, Tom Marcin and Steve Smith

CVC POA BOARD MEMBERS PRESENT VIA CONFERENCE CALL: Kent Myers

ALSO PRESENT IN PERSON: Dan McNeill, Managing Agent, Mike Henritze of the Club at Cordillera, Marsha Bjornson, Bookkeeper and Sara Thurston McNeill, Secretary to the Meeting

- I. Call to Order. With all five Directors present either in person or via telephone, a quorum was established. Dan McNeill called the meeting to order shortly after noon.
  
- II. Consideration of Changes to the Agenda. As Mike Henritze was present at the meeting, he was given the opportunity to address the Board of Directors.
  
- III. Community Forum. Mike Henritze thanked the Board for the opportunity to address them in an effort to continue open communication with the POA Board and the community in general. Since the Annual Meeting, held on June 30<sup>th</sup>, there has been no further communication between the Club and the POA Board of Directors. Any proposed additional density to Cordillera Valley Club is still in its initial planning stages. Neither conceptual drawings nor costs have been determined at this point. Furthermore, Mike asked permission to dispel some rumors that have been circulating in the community, including:
  - Troon is withdrawing its management services for the Club at Cordillera. This is FALSE.
  - Wind Rose Development and The Club have made a presentation to the Eagle County Planning Commission without CVC POA approval. This is FALSE.
  - The Club dues will increase in 2018 to \$20,000. This is FALSE.
  - Deals have been made by Wind Rose Development with local general contractors and builders. This is FALSE.

The Board thanked Mike for his presentation and indicated that his comments will be reported in the minutes of the meeting. He excused himself from the meeting.

IV. Review and Approval of the Minutes of the February 28, 2017, POA Board Meeting Minutes. These minutes were previously distributed to the Board Members for review. As there were no suggested changes, there was a MOTION: TO APPROVE THE MINUTES OF THE FEBRUARY 28, 2017, MEETING OF THE BOARD OF DIRECTORS. The motion was duly seconded and carried unanimously.

V. Financial Matters and 2018 Proposed Operating Budget. Marsha Bjornson prepared the August 31, 2017, financial reports and Dan McNeill presented them to the Board. According to the Balance Sheet, the association currently has \$433,079.56 in assets, including \$431,507.50 cash in the bank, \$680.06 in accounts receivable, DRB deposits of \$112,000 and \$892 in prepaid insurance premiums.

Equity totals \$300,409.44 and includes \$62,877.50 in working capital reserves, \$140,526.85 in the capital improvement fund and net income of \$97,005.09.

The Profit and Loss Statement through September 30<sup>th</sup> reveals that the association has collected \$171,257.54 in income in operating income so far this year through regular dues, and \$125,685 in Real Estate Transfer Assessments. Operating expenses total \$133,060.30 based upon budgeted expenses of \$144,309.51 eight months through the fiscal year.

Capital expenses in 2017 total \$66,877.15 (so far) for the berm. Marsha commented that at least one more real estate closing is expected to occur by the end of this year.

Dan reviewed the capital projects under consideration for 2017 (besides continued work to the berm), including the landscaping work at the remaining three intersections (Pinnacle Point, Juniper Ridge and Elk Lane) and the removal of problematic cottonwood trees at Legacy / Fall Creek, Juniper Ridge and Pinnacle Point. He distributed detailed proposals for this work to the Board via email prior to the meeting. All of this can be accomplished for approximately \$35,000.

Tom Marcin presented an Engineer's Opinion of Probable Costs related to the Design, Administration and Construction of the Noise Mitigation Berm to the Board. He anticipates another \$121,000 in costs for the berm through 2017 (split between the POA and Metro District). 2018 costs are estimated to be \$521,000 (split between the POA and Metro District), plus the costs of landscaping additions.

Dan and Marsha then presented the proposed 2018 Operating Budget to the Board. Several increases are expected next year, including the cost for trash removal (due to the higher number of occupied residences in the community), irrigation water, lawn & roadway maintenance and flower bed maintenance. RETA income is estimated at \$20,000, however, the Board wants to be able to cover operating expenses through regular dues and fund capital projects with any RETA income. Therefore, the increase operating costs expected in 2018 will require a small dues increase. After detailed discussion, there was a MOTION: TO APPROVE THE 2018 OPERATING BUDGET AS DISCUSSED. The motion was duly seconded and it carried unanimously.

The approved budget calls for \$190,500 in regular dues income. Dues will therefore increase from \$1250 per lot per year to \$1500 per lot per year. It was duly noted that there has not been a dues increase for many years. In 2012, dues DECREASED from \$1500 to \$1250.

The approved 2018 Operating Budget is hereto attached and incorporated into these minutes.

VI. Manager's Report. Dan McNeill, Managing Agent, asked for a decision on the pending landscaping capital expenses planned for 2017. After discussion, there was a MOTION: TO APPROVE THE REMAINING LANDSCAPING WORK AT THREE INTERSECTIONS AND THE REMOVAL OF COTTONWOOD TREES FOR AN AMOUNT NOT TO EXCEED \$35,000. The motion was duly seconded and carried unanimously.

VII. Design Review Board Report. Dominic Mauriello submitted his report via email to the Board prior to the meeting. He reported:

“As summer construction season is winding down, we have been doing a lot of final inspections and refunding of compliance deposits. We are down to only a few homes under construction as we head into the winter. We have heard from 2 or 3 people about plans to possibly submit for new homes over the winter season for Spring 2018 starts. We've staff approved some minor projects, including tree removal, repaints, patio and hot tub additions. We continue to deal with issues of people doing projects without DRB approval, including a fence erected post-final inspection at the Osteen Residence, and light fixtures installed at the Caponechi Residence.”

VIII. Other Business. Tom Marcin reported on the continuing construction of the noise mitigation berm. His administrative costs for 2018 appear higher than in 2017 due to the arduous application process required to extend the berm to the

west, within the Colorado Department of Transportation right of way. The Federal Highway Administration will also have to be involved. In all, he estimated that the entire project will wind up costing approximately \$1 million, spread over the next five years. Landscaping elements will be added as RETA funds allow.

The 2017 December Membership Meeting was scheduled for Thursday, December 29, 2017, at 9:00AM. The location is yet to be determined. Teleconferencing is planned for this meeting because so many homeowners will not be in residence at that time.

IX. Executive Session. The Board adjourned to Executive Session at approximately 1:05PM in order to discuss negotiations related to the berm construction project. The Executive Session ended at approximately 1:50PM.

X. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 1:50PM

Respectfully submitted,

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Secretary to the Meeting