

Cordillera Valley Club Property Owners Association
Board Meeting Minutes
Tuesday, October 22, 2013, at 3:00PM MT
Cordillera Metro District Conference Room
408 Carterville Road, Edwards, Colorado 81632
And Via Conference Call

MEMBERS PRESENT: Bob Engleby and Kent Myers

MEMBERS PRESENT VIA CONFERENCE CALL: Art Greenfeder and Steve Smith

NOT PRESENT: Tom Marcin

ALSO PRESENT: Dan McNeill, Managing Agent, Marsha Bjornson, Bookkeeper, Sara Thurston McNeill, Secretary to the Meeting, Diane Johnson (ERW&SD), Todd Fessenden (ERW&SD) and Siri Romar (ERW&SD)

ALSO PRESENT VIA CONFERENCE CALL: Dominic Mauriello

- I. Call to Order. With four of five Board members either present in person or via conference call, a quorum was established. Dan called the meeting to order at approximately 3:00PM.
- II. Consideration of Changes to the Agenda. There were no proposed changes to the agenda.
- III. Review and Approval of Board Meeting Minutes from September 20, 2013. These minutes were drafted and previously distributed to the Board members for review. There were no suggested changes and there was a MOTION: TO APPROVE THE MINUTES OF THE September 20, 2013, MEETING OF THE CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS. The motion was duly seconded and carried unanimously.
- IV. Financial Matters and 2014 Proposed Budget Presentation. Marsha Bjornson prepared and presented the year-to-date (as of September 30, 2013) financial reports to the Board. According to the Balance Sheet, the association has \$518,686 in assets, including \$3515 in Accounts Receivable and \$670 in prepaid expenses. Liens are in place on 2 accounts receivable; legal counsel has received partial payment for one delinquent account.

Equity totals \$445,003 and includes \$63,102.50 in working capital reserves, \$130,792 in reserves and a net surplus of \$251,109.

The Profit and Loss Statement reveals that the association has collected \$370,125.62 in income so far this year, including \$158,750 in regular dues, \$9950 in Design Review Income, \$16,219 in Club Impact Fees, \$585 in interest, \$522 in late fees and \$184,100 in Real Estate Transfer Assessments. Dan reviewed the operating expenses line items and indicated that the association is significantly under budget due to not having expensed the proposed landscaping improvements and because of the RETA income. Management prepared and distributed a Budget Explanation Sheet for annual operating expenses for the POA. The components of each line item are detailed in this report.

The Board then reviewed the proposed 2014 Budget. There is no planned increase in dues for the coming year. Total assessment revenue is planned to be \$158,750. Total expenses are estimated to be \$253,150. Changes from the 2013 budget include funds designated for marketing efforts, community relations (Cordillera Community Day and Block Party), and increased costs for landscaping (both flower beds and turf maintenance) and water tank restoration work. There is no anticipated increase in management, accounting or Design Review fees. After some discussion, there was a MOTION: TO APPROVE THE CVC POA 2014 BUDGET AS PRESENTED. The motion was duly seconded and carried unanimously. The Board-approved budget is hereby attached to and incorporated into these minutes, and will be presented to the members at the December meeting for ratification.

- V. Design Review Board Report. Dominic Mauriello of Mauriello Planning Group distributed the September 2013 DRB Report to the Board for review prior to the meeting. He reported that two new construction submittals have been received recently and expects that these owners will begin construction by the beginning of next year.

The Board, Dan and Dominic discussed how best to go about creating and paying for a “defensible space” around each home in order to reduce the threat of wildfire. Pinon Pine and Western Red Cedar are the two species that present the highest fire danger, according to Dominic, who recently attended a presentation by Anchor Point in Boulder. Management will contact Anchor Point, the US Forest Service and Eagle County to gather more information on fire mitigation services for distribution to all owners. The Board may consider implementing and paying for a community-wide program if it falls within budgetary constraints.

- VI. Manager’s Report. Dan reported that the irrigation system has been blown out. Dan will contact Greg Perkins, legal counsel to get two new state-required HOA policies in place: Policy Regarding Inspection of Records and Policy Regarding Collections.

Dan commented that some great ideas were put forth by the Vision Committee during their brain-storming session last summer, and reported in the September Newsletter. The next newsletter is slated to be distributed late fall, prior to the December Membership Meeting.

The December Membership Meeting is scheduled for Monday, December 30, 2013, at 9:00AM. It will be held in the Fireplace Room at the Cordillera Valley Club Clubhouse, 101 Legends Drive, Edwards.

VII. Other Business. Diane Johnson, Todd Fessenden and Siri Romar of Eagle River Water and Sanitation District addressed the Board and gave a presentation on recent activities of the District, especially as they relate to Cordillera Valley Club. Diane and Todd gave an overview of the responsibilities of the District to those present at the meeting. These include the collection and distribution of domestic water and irrigation water to the communities of East Vail, Vail, West Vail, Minturn, Eagle-Vail, Avon and Edwards (and in the near future, Wolcott). The District also has three wastewater plants—one in Vail, one in Avon and one in Edwards (adjacent to CVC property). In addition, the District has 48 water storage tanks, numerous wells, 40 booster pump stations, and over 2000 fire hydrants. The District serves residents in its 85 square miles service area and it is the most complicated water district within the state of Colorado, mainly due to topography.

Diane updated the meeting attendees with recent activities at Cordillera Valley Club, including the deconstruction and removal of the old water tank and the revegetation efforts along the access road and over the site of the old tank. The new, buried tank contains 2.5 million gallons of water (as compared to 330,000 gallons for the old tank) and serves as a regional tank for the community of Edwards. She reported that native grass seeding has worked well on the sites; however, the transplanting of shrubs (such as sage) has not been as successful. Board members asked why there needs to be a fence around the top of the new tank. Todd responded that the fence is a requirement of the federal agency of Homeland Security since the tank is a primary source of drinking water. The Board members requested that additional trees and shrubs be planted near the fence to try and screen it from the view of homeowners that live above the tank.

Diane reported that the wetlands agreement between the District and CVC POA has now been fully executed and recorded. The District will use the wetlands for planting trees to screen the expansions to the existing waste water plant. A visual depiction of the future plans shows that the existing plant will be expanded by approximately 30%, but all new buildings will be the same height and color as the existing buildings. All exterior lighting will conform to Eagle County standards and be downcast and uniform.

The District is planning \$95 million in improvements over the next 16 years, to be funded by a revenue bond. This will increase a homeowner's water / sewer bill by approximately \$6 per month (for a 3000 square foot residence). Changes in District operations will mean that the Edwards plant will now handle the treatment of all solid waste in the system, and additional odor mitigation will be implemented at a cost of \$2 million for this plant alone. Most of these improvements are being driven by state requirements to reduce nitrogen and phosphorus emissions to improve stream health in the Eagle River, and improve the water for the drinking water facilities.

The Board of Directors thanked the members of the District for their detailed presentation and asked that they address the owners of Cordillera Valley Club at the December Membership Meeting on December 30th.

VIII. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 4:45PM.

Respectfully submitted,

Secretary to the Meeting