

Cordillera Valley Club Property Owners Association
Board Meeting Minutes
Wednesday, October 26, 2016, at Noon MT
408 Carterville Road, Edwards
And Via Conference Call

BOARD MEMBERS PRESENT IN PERSON: Bob Engleby, Art Greenfeder, Tom Marcin and Kent Myers

BOARD MEMBERS PRESENT VIA CONFERENCE CALL: Steve Smith

ALSO PRESENT IN PERSON: Dan McNeill, Managing Agent, Marsha Bjornson, Bookkeeper and Sara Thurston McNeill, Secretary to the Meeting

ALSO PRESENT VIA CONFERENCE CALL: Dominic Mauriello of Mauriello Planning Group and Jeff Lamb (1 Sanctuary Lane)

- I. Call to Order. With all five Board members present in person or via conference call, a quorum was established. The meeting was called to order at approximately 12:00PM.

- II. Consideration of Changes to the Agenda. There were no proposed changes to the Agenda.

- III. Review and Approval of the Minutes of the May 24, 2016, 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 MAY 24, 2016, MEETING OF THE BOARD OF DIRECTORS. The motion was duly seconded and carried unanimously.

- IV. Financial Matters and 2017 Proposed Operating Budget. Marsha Bjornson prepared and presented September 30, 2016, financial reports to the Board. According to the Balance Sheet, the association currently has \$478,711.54 in assets, including \$476,099.88 cash in the bank, \$2164.36 in accounts receivable (representing thistle mitigation bill backs and some late fees), DRB deposits of \$177,000 and \$447.30 in prepaid insurance premiums.

Equity totals \$283,051.91 and includes \$62,690 in working capital reserves, \$94,321.45 in the capital improvement fund and net income of \$126,040.46.

The Profit and Loss Statement through September 30th reveals that the association has collected \$344,749 in income in so far this year, including \$158,750 in regular

dues and \$181,865 in Real Estate Transfer Assessments. Operating expenses total \$143,581 based upon budgeted expenses of \$158,259.

Capital expenses in 2016 total \$75,082 (so far) and include \$2274 for common lot clean-up and a chain fence, removal of the irrigation system on the old water tank road revegetation site, \$2222 for road / intersection work and \$68,000 for berm dirt work, planning and oversight. Marsha commented that two more real estate closings are expected to occur by the end of this year. She expects that the association will end 2016 with net income of approximately \$126,000.

Tom Marcin expects that the POA's share of the costs to finish the berm's dirt work will come to approximately \$130,000 in 2017. The contractor is using some large rocks and existing trees to enhance the project. Steve Smith requested that any funds that are available after paying for the berm work next year be put towards finishing the remaining intersections and west gate improvements, as outlined in the long-term landscaping plan.

She and Dan McNeill then presented the proposed 2017 Operating Budget to the Board. The Board and management reviewed the proposed budget line item by line item, making adjustments where deemed warranted. Of note:

- The marketing line item was removed from the Operating Budget
- Insurance premiums increased after adding an umbrella liability rider
- Trash removal costs will be increasing about 15% in 2017 since Honeywagon and MRI merged
- The cost for water for common area irrigation and water features is estimated to be \$16,000 in the coming year. Art Greenfeder suggested exploring the feasibility of tapping the Club's non-treated water source at some point in the future whereby reducing the need to purchase water from ERW&SD.
- There was consensus to assess the Club Impact Fee to the Club at Cordillera, but to waive payment until the construction of the berm is complete (the Club has been very cooperative in terms of access to the site through the construction process, expected to continue well into 2017)

After some further discussion, there was a MOTION: TO APPROVE THE 2017 OPERATING BUDGET AS DISCUSSED WITH NO DUES INCREASE (DUES ARE TO REMAIN AT \$1250 PER UNIT PER YEAR). The motion was seconded and carried unanimously. The approved 2017 budget is hereto attached and incorporated into these minutes. It will be emailed to the membership for review; owners are will be asked to return any comments or questions to management.

VII. Manager's Report. Dan discussed pending capital projects with the Board. The first phase of berm work should be completed by the end of 2017. Trees and shrubs will be planted based upon funds available from RETA. The landscaping

work at the final three intersections and west gate improvements are expected to cost \$75,000 and will also be addressed in 2017, pending available RETA income.

- VI. Design Review Board Report. Dominic Mauriello distributed the October 2016 DRB Activity Report to all prior to the meeting. Highlights included:
- There are currently three new homes under construction
 - The POA is holding \$177,000 in DRB deposits
 - A homeowner has requested that the POA provide irrigation to some landscaping improvements that he installed along the street that leads to his residence. After brief discussion, this request was denied due to the cost for both irrigation infrastructure and water.

- VII. Old New Business. Tom Marcin gave the Board an update on berm construction activities. The project is on track and he expects the first phase of construction to be completed in the first half of 2017. The contractor was able to salvage some existing juniper trees and re-plant them on the berm. Trees and shrubbery will continue to be planted on the berm as funds permit.

Tom commented that at some point next year, the POA and MD will have to decide whether to pursue funding options for the construction of the sound barrier wall on the west end of the community (ie: issuing bonds through the Metro District) or if the community should extend the dirt berm with landscaping elements. He anticipates that the latter option would be much more cost-effective and be more visually pleasing. Furthermore, a sound barrier wall must first receive approval from the Colorado Department of Transportation; Tom expects CDOT's decision will be made by January 1, 2017. The last phase of the project will include fencing on the eastern end of the community (2018) at an estimated cost of \$250,000.

Art Greenfeder then opened discussion on a possible name change for the community. Some members feel that the property owners would benefit from the removal of the word "Cordillera." Possible alternatives would be The Valley Club or The Valley Club at Edwards. Marsha will check with the Colorado Secretary of State to see if the name "The Valley Club" is available. This will be a future topic of discussion at Board Meetings, and possibly at the 2017 Annual Meeting next July.

- VIII. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 1:25PM.

Respectfully submitted,

Secretary to the Meeting