

Cordillera Valley Club Property Owners Association  
Board Meeting Minutes  
Wednesday, December 23, 2020, at 9:00AM MT  
Via Zoom.us

BOARD MEMBERS PRESENT VIA VIDEO CONFERENCE CALL: Bob Engleby, Kent Myers, Art Greenfeder, Tom Marcin and Paul Kessenich

ALSO PRESENT VIA VIDEO CONFERENCE CALL: Alan Garfinkel (33 Wilmor Drive), Jeff Lamb (1 West Sanctuary Lane), Tom Jaffe (196 Spring Creek Lane), Dan McNeill, Managing Agent and Sara Thurston McNeill, Secretary to the Meeting

- I. Call to Order. With all five Directors present via Zoom, a quorum was established. Bob Engleby called the meeting to order shortly after 9:00AM.
  
- II. Garfinkel Residence. Alan Garfinkel attended the meeting to offer an explanation for the exterior dirt work being conducted at his residence on Wilmore Drive. Two pipes burst inside of his home during the first week of December, causing a great amount of interior damage along with damage to the driveway and foundation. The Design Review Coordinator (Allison Kent) notified Mr. Garfinkel that the work being conducted on the exterior of the home was not approved by the DRB and ordered him to cease and desist all work. Mr. Garfinkel explained that the work being conducted was being done on an emergency basis to prevent further deterioration to the foundation and erosion of the driveway. Mr. Garfinkel respectively asked the Board to allow any emergency repairs to continue and he will come to the DRB with plans to restore the landscaping elements and the driveway on his lot in the spring. There was consensus to allow the Garfinkels to proceed with the necessary repairs. Mr. Garfinkel thanked the Board for their consideration, and he excused himself from the meeting.
  
- III. Land Use Applications for Construction on Club Parcel. The Board discussed the new land use applications being reviewed by the Eagle County Community Development Department. It was duly noted that the Memorandum of Understanding executed between the POA Board and the landowner in April 2019 is most likely invalid since the development plans have been modified. Bob commented that the MOU is a non-binding document any way. The homeowners present at the meeting expressed concern that construction of nine new homes along Legends Drive will commence without a clear understanding of how the

Club will reconstruct the amenities of the pool, tennis courts and undertake upgrades to the fitness center and CVC Clubhouse.

- IV. Executive Session. The Board adjourned to Executive Session at approximately 9:20AM to discuss legal matters related to a PUD Amendment for the additional homes on the Club Parcel. The Executive Session ended at approximately 9:50AM.

There was a MOTION: TO HAVE KENT MYERS CONTACT ATTORNEY GREG PERKINS TO GET CLARIFICATION ON THE PROCESS FOR AMENDING THE PUD AND/OR THE DECLARATIONS OF CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION. The motion was duly seconded and carried unanimously.

Dan McNeill will try to arrange a meeting between Mr. Perkins, Mr. Myers and himself as soon as possible.

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

Respectfully submitted,

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Secretary to the Meeting