

**McNeill Property Management, Inc.**

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Phone 970-479-6047 Fax 970-477-1147

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[www.cvcpoa.org](http://www.cvcpoa.org)

"The Community Association Management Specialists"

**Notice of the Cordillera Valley Club  
Property Owners Association  
2017 Annual Meeting**

The 2017 Annual Meeting of the Cordillera Valley Club Property Owners Association will take place on Friday, June 30, 2017, at 3:00PM MT. The meeting will be held at the Cordillera Valley Club Clubhouse in the Fireplace Room at the Chaparral at Cordillera, 101 Legends Drive, Edwards, Colorado. Please contact management at [dan@mcneillinc.com](mailto:dan@mcneillinc.com) or at 970-479-6047 if you have any items you would like us to add to the agenda and address at the meeting.

The membership will be reviewing financials, getting updates from the Design Review Board and management, electing Directors and discussing the Berm Project.

We look forward to seeing you at the meeting. Refreshments will be served in the Chaparral Grill immediately following the meeting.

Sincerely,

Dan McNeill, Managing Agent  
Broker, CMCA, AMS, CAM

**CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION**  
**2017 ANNUAL MEETING**  
**JUNE 30, 2017**  
**PROXY**

The undersigned hereby appoints Bob Engleby, President of the Cordillera Valley Club Property Owners Association or \_\_\_\_\_ (please print name of proxy holder) as the undersigned's proxy, with full power of substitution, to attend the regular annual meeting of the members of Cordillera Valley Club Property Owners Association (the "Association") to be held at Chaparral at Cordillera, 101 Legends Drive, Edwards, Colorado on Friday, June 30, 2017, at 3:00PM Mountain Time, and any adjournment or adjournments thereof, and to vote there at the number of votes which the undersigned would be entitled to vote, with all the power the undersigned would possess if present in person, on all matters that come before the Association to vote including election of Board Members. Any specific instructions to govern the proxy's vote are as follows:

(If there is no instruction the proxy may vote as the proxy deems appropriate. If there is an instruction the proxy must vote per the instruction).

This proxy is valid only for the regular meeting to be held June 30, 2017, and is irrevocable except upon presence in person or provision of revocation in writing provided to the Cordillera Valley Club Property Owners Association prior to 11:59 p.m. on the day prior to the meeting.

To be valid for the meeting herein referenced this executed proxy form must be received by Cordillera Valley Club Property Owners Association no later than 11:59 p.m. the day prior to the meeting.

Dated: \_\_\_\_\_  
(please date your proxy)

\_\_\_\_\_  
Signature of Member as such Member's name appears on deed

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Lot Number, Filing or Street Address

**Please return Proxy to:**

**CVCPOA c/o McNeill Property Management**  
**2077 N. Frontage Road, Suite D, Vail CO 81657**  
**Fax: 970-477-1147    email: [dan@mcneillinc.com](mailto:dan@mcneillinc.com)**

Cordillera Valley Club Property Owners Association  
Friday, June 30, 2017, at 3:00PM MT  
Chaparral at Cordillera, Fireplace Room  
101 Legends Drive, Edwards, Colorado

AGENDA

- I. Roll Call; Determination of Quorum; Waiver of Notice. (3:00PM)
- II. Approval of the Minutes of the 2016 Annual Meeting. (3:05PM)
- III. President's Comments. (3:10PM) Bob Engleby
- IV. Financial Matters. (3:15PM) Marsha Bjornson
  - A. Balance Sheet
  - B. Income Statement
  - C. Reserve Account
  - D. 2017 Operating Budget and Capital Improvement Plan
- V. DRB Report. (3:30PM) Dominic Mauriello
- VI. Manager's Report. (3:40PM) Dan McNeill
- VII. Metro District Report (3:50PM) Tom Jaffe
- VIII. Election of Two Directors for a Three-Year Term. (4:00PM) The current POA Board consists of Bob Engleby (term expires in 2017), Kent Myers (term expires in 2017), Tom Marcin (term expires in 2018), Steve Smith (term expiring in 2018) and Art Greenfeder (term expires in 2019).
- IX. Old / New Business. (4:10PM)
  - A. Berm Project Update
  - B. Homeowner Forum
- X. Adjournment. (4:30PM)

Cordillera Valley Club Property Owners Association				
Statement of Revenues Expenditures and Changes in Fund Balance				
Actual, Budget for the month ending 9.31.16				
	JAN-SEP	JAN-SEP	2016	2017
	ACTUAL	BUDGET	Board	Board
	2016	2016	APPROVED	APPROVED
			Budget	Budget
<b>Revenues</b>				
Regular Assessments	\$ 158,750.00	\$ 158,750	\$ 158,750	158,750.00
Club Impact Fee		\$ 20,926	\$ 20,926	-
Interest Income - Operating	\$ 465.00	\$ 675	\$ 900	900.00
RETA 1%				12,000.00
Late fees & DRB Fine	\$ 3,669.49	\$ 554	\$ 554	1,000.00
<b>Total Revenues</b>	<b>\$ 162,884</b>	<b>\$ 180,905</b>	<b>\$ 181,130</b>	<b>172,650.00</b>
<b>Expenses</b>				
<b>Administrative Expenses</b>				
Marketing	\$ -	\$ 5,000	\$ 5,000	-
Management Fees	\$ 10,350	\$ 10,350	\$ 13,800	14,400.00
Accounting	\$ 2,745	\$ 3,033	\$ 4,000	4,000.00
Audit/Tax Prep Fees	\$ 650	\$ 650	\$ 650	650.00
Bank Charges	\$ 304	\$ 135	\$ 180	300.00
Ins Expense, incl. D&O Liab.	\$ 2,824	\$ 2,500	\$ 2,500	3,700.00
Legal Fees	\$ 4,104	\$ 3,750	\$ 5,000	5,000.00
Meeting Expenses	\$ 478	\$ 2,200	\$ 2,200	2,200.00
Office Supplies & Expense	\$ 1,147	\$ 1,500	\$ 2,000	2,000.00
<b>Total Administrative Exp.</b>	<b>\$ 22,602</b>	<b>\$ 29,118</b>	<b>\$ 35,330</b>	<b>32,250.00</b>
<b>DRB Expenses</b>				
DRB General Overhead	\$ 5,400	\$ 5,400	\$ 7,200	7,200.00
<b>Total DRB Expenses</b>	<b>\$ 5,400</b>	<b>\$ 5,400</b>	<b>\$ 7,200</b>	<b>7,200.00</b>
<b>Community Operations</b>				
Homeowner Relations	\$ 620	\$ 2,625	\$ 3,500	1,000.00
Trash and Recycling	\$ 20,402	\$ 18,750	\$ 25,000	28,600.00
Recreation/Fishing	\$ -	\$ -	\$ 3,600	3,600.00
Landscaping - Lawn and Roadway Maintenance	\$ 30,848	\$ 25,000	\$ 30,000	35,000.00
Landscaping-Flowers & Beds	\$ 35,979	\$ 40,000	\$ 45,000	34,000.00
Holiday Lights	\$ 2,990	\$ 6,000	\$ 6,000	4,000.00
Weed & Pest Control	\$ 7,385	\$ 10,000	\$ 5,000	7,500.00
Tree Care	\$ 2,703	\$ 3,500	\$ 3,500	3,500.00
Utilities - Water	\$ 14,652	\$ 14,266	\$ 17,000	16,000.00
<b>Total Community Operations Exp</b>	<b>\$ 115,579</b>	<b>\$ 120,141</b>	<b>\$ 138,600</b>	<b>133,200.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 143,581</b>	<b>\$ 154,659</b>	<b>\$ 181,130</b>	<b>172,650.00</b>
<b>Net income from Operations</b>	<b>\$ 19,303</b>	<b>\$ 26,246</b>	<b>\$ -</b>	<b>-</b>
<b>Capital Improvement Projects</b>				
Transfer Fee income 1 %	\$ 22,200	\$ 50,000	\$ 50,000	300,000.00 ***
HOA LOT Gravel and Cleanup	\$ 2,274	\$ 30,000	\$ 30,000	
ERWS Irrigation System Removal	\$ 1,588	\$ 5,000	\$ 5,000	
Tree Removal/Wildfire Mitigation	\$ -			
General Landscape Improvements	\$ -	\$ -	\$ -	
Roadway/Intersection Bed Construction	\$ 2,222	\$ 50,000	\$ 75,000	75,000.00 ***
Berm Construction	\$ 68,998	\$ -	\$ -	125,000.00
Re- Vegetation				100,000.00 ***
<b>Total Capital Improvements</b>	<b>\$ 75,082</b>	<b>\$ 85,000</b>	<b>\$ 110,000</b>	<b>\$ 300,000</b>
<b>Total Expenditures from Capital Projects</b>	<b>\$ 75,082</b>	<b>\$ 85,000</b>	<b>\$ 110,000</b>	<b>\$ 300,000</b>
Net income or ( Loss) from Capital Projects	\$ (52,882)	\$ (35,000)	\$ (60,000)	
Beginning Fund Balance	\$ 94,322	\$ -	\$ 41,440	
Ending Fund Balance	\$ 41,440	\$ -	\$ (18,560)	
*** If RETA Funds are available				

**Cordillera Valley Club Property Owners**  
**Balance Sheet**  
 As of December 31, 2016

	Dec 31, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1030 · Colorado Community Bank -Saving	251,640.06
1010 · 1st Bank Checking	7,437.39
1020 · 1st Bank-Avon Savings X0132	131,405.13
<b>Total Checking/Savings</b>	390,482.58
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	153,726.90
<b>Total Accounts Receivable</b>	153,726.90
<b>Other Current Assets</b>	
1300 · Prepaid Expenses	2,684.00
<b>Total Other Current Assets</b>	2,684.00
<b>Total Current Assets</b>	546,893.48
<b>TOTAL ASSETS</b>	<b>546,893.48</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	7,926.63
<b>Total Accounts Payable</b>	7,926.63
<b>Other Current Liabilities</b>	
2000 · Design Review Board	
2021 · DRB Review and Tech Fees Income	33,650.00
2022 · DRB Review & Tech Fees Expenses	-33,650.00
<b>Total 2000 · Design Review Board</b>	0.00
2020 · DRB Deposits	177,000.00
2306 · Prepaid Assessments	158,750.00
<b>Total Other Current Liabilities</b>	335,750.00
<b>Total Current Liabilities</b>	343,676.63
<b>Total Liabilities</b>	343,676.63
<b>Equity</b>	
Capital Improvement Fund Bal	94,321.45
3310 · Working Capital Reserve	62,690.00
Net Income	46,205.40
<b>Total Equity</b>	203,216.85
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>546,893.48</b>

**Cordillera Valley Club Property Owners  
 Profit & Loss Budget vs. Actual  
 January through December 2016**

	Jan - Dec 16	Budget
<b>Income</b>		
4045 · Club Impact Fee	0.00	20,926.00
4090 · Other Revenue- Late Fees	319.49	1,078.00
4060 · Interest Income	1,186.12	900.00
4025 · DRB Fines Revenue	3,350.00	
4010 · Assessments	158,750.00	158,750.00
R-4058 · RE Transfer Assessment	219,315.00	50,000.00
<b>Total Income</b>	<b>382,920.61</b>	<b>231,654.00</b>
<b>Expense</b>		
<b>6000 · Capital Improvement Projects</b>		
6012 · Roadway Conceptual Planning	0.00	5,000.00
6009 · West Gate Signage	0.00	30,000.00
5706 · Landscaping Improvements	0.00	50,000.00
6005 · ERWS Irrigation System Removal	1,588.00	
6004 · HOA Lot Gravel and Cleanup	2,274.00	
6011 · Trail Construction and Mainten	3,210.50	
6018 · 2016 Berm Project	150,810.87	
<b>Total 6000 · Capital Improvement Projects</b>	<b>157,883.37</b>	<b>85,000.00</b>
<b>Operating Expenses</b>		
<b>6100 · Design and Review Board</b>		
6106 · DRB General Overhead	7,200.00	7,200.00
<b>Total 6100 · Design and Review Board</b>	<b>7,200.00</b>	<b>7,200.00</b>
<b>5000 · Administrative Expenses</b>		
5140 · Marketing	0.00	10,000.00
5090 · Bank Charges	346.40	180.00
5080 · Audit/Tax Prep Fees	650.00	650.00
5100 · Meeting Expense	668.24	2,200.00
5180 · Office Supplies	1,314.71	2,000.00
<b>5001 · Accounting</b>		
5003 · HOA Statement Prep Fee	0.00	
5001 · Accounting - Other	3,575.00	4,000.00
<b>Total 5001 · Accounting</b>	<b>3,575.00</b>	<b>4,000.00</b>
<b>5150 · Legal fees - G&amp;A</b>		
5152 · Club Dispute	0.00	0.00
5150 · Legal fees - G&A - Other	4,104.00	5,000.00
<b>Total 5150 · Legal fees - G&amp;A</b>	<b>4,104.00</b>	<b>5,000.00</b>
5130 · Ins exp	4,217.00	2,500.00
5002 · Management Fees	13,800.00	13,800.00
<b>Total 5000 · Administrative Expenses</b>	<b>28,675.35</b>	<b>40,330.00</b>
<b>5601 · Community Relations</b>		
5120 · Homeowner Relations	840.00	3,500.00
5704 · Tree Care	3,570.00	3,500.00
5141 · Fishing Rights	3,608.15	3,600.00
5700 · Holiday Lights	7,870.00	6,000.00
5703 · Weed and Pest Control	9,338.77	10,000.00
5705 · Utilities- Water	15,016.65	17,000.00
5709 · Trash & Recycle Service	27,679.49	25,000.00
5702 · Landscaping-Flower Maintenance	35,978.84	40,000.00
5701 · Landscaping- Turf Area Maint	39,054.59	30,000.00
<b>Total 5601 · Community Relations</b>	<b>142,956.49</b>	<b>138,600.00</b>
<b>Total Operating Expenses</b>	<b>178,831.84</b>	<b>186,130.00</b>
<b>Total Expense</b>	<b>336,715.21</b>	<b>271,130.00</b>
<b>Net Income</b>	<b>46,205.40</b>	<b>-39,476.00</b>

**Cordillera Valley Club Property Owners Association  
2016 Annual Meeting Minutes**

Tuesday, July 5, 2016, at 9AM MT at the  
Chaparral at Cordillera  
101 Legends Drive, Edwards Colorado

ATTENDANCE: The following Directors were present:

- Tom Marcin
- Art Greenfeder
- Kent Myers
- Steve Smith

Other members in attendance were:

- See attached list

ALSO PRESENT: Dan McNeill, Managing Agent, Dominic Mauriello of Mauriello Planning Group, Kirk Pliske of Cordillera Security and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With 38 of 127 lots represented either in person or by proxy, a quorum was established (accordingly to the by-laws, a quorum constitutes 10% of the membership represented either in person or by proxy). Dan McNeill welcomed all to the Annual Meeting.
  
- II. Review and Approve Minutes of December 2015 Membership Meeting. These minutes were previously distributed to all owners for review and posted on the website: [www.cvcpoa.org](http://www.cvcpoa.org). With no suggested changes, there was a MOTION: TO APPROVE THE MINUTES OF THE DECEMBER 2015 MEMBERSHIP MEETING OF THE CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION. The motion was seconded and carried unanimously.
  
- III. Executive Board Report. Since Bob Engleby, President, could not be present at the meeting, Kent Myers, Treasurer addressed the membership and welcomed all to the 2016 Annual Meeting. He introduced the other Board Members present: Tom Marcin, Steve Smith and Art Greenfeder, and noted that Art is up for re-election this year. The POA and Metro District Boards have been working together well in the past year, with two joint meetings. Bob and Kent are on both Boards.

Kent reported that the landscaping projects at the three remaining intersections and west gate will be deferred depending on funds available after funding the Berm Project. Many homeowners have commented to him that the community looks great.

After a traffic study, the Metro District decided to paint a white stripe along the south side of Beard Creek Trail in an effort to calm traffic and provide a safer bike / pedestrian lane.

IV. Financial Report. Marsha Bjornson, bookkeeper for the association prepared the current year-to-date financials (as of May 31, 2015) and Dan McNeill presented them to the membership.

The Balance Sheet reveals that the association currently has \$539,118.22 in assets, including about \$7961.39 in accounts receivable and \$1565.65 in prepaid expenses. Dan noted that as of the date of the meeting, there are four owners who owe either all or half of their 2016 assessment (fines and late fees have been assessed, per the Collections Policy). The balance in the Capital Improvement Fund is \$94,321.45 and there is \$62,190.00 in working capital reserves.

According to the May 31, 2015, Profit and Loss Statement, revenues are tracking ahead of budget so far this year (due to RETA Income). Actual income is \$180,605 based on budgeted income of \$162,914. Actual Operating Expenses total \$54,719, based on Budgeted Operating Expenses of \$68,683. Savings have been garnered in the Marketing (since the joint marketing team has been disbanded), Holiday Lights and Water line items. Overruns have been experienced in the Lawn and Roadway Maintenance and Flowers & Beds line items.

The May 31, 2015, Financial Reports are hereby attached to and incorporated into these minutes.

IV. Design Review Board Report. Dominic Mauriello of Mauriello Planning Group addressed the membership and presented the Design Review Board Report. He reported that there are currently 12 projects under construction. The DRB is not reviewing any new applications at this time and is working with the Metro District to get construction traffic and parking into compliance. Dominic reminded all present that any changes to landscaping (including tree removal) must go through the Design Review Board. He noted that minor landscaping changes usually only require a staff approval.

Several homeowners expressed concerns over the storage of construction materials and equipment on the POA-owned lot in the 7 Eagle subdivision, noting that it has become an "eyesore." The site causes a great deal of added traffic, dust and noise issues, with construction workers starting up heavy equipment very



early in the morning. Dominic responded that the POA has been allowing general contractors to use this site as a staging and parking area for homes under construction, but could decide to disallow these uses. After discussion, there was a request for the DRB to propose a plan (to present to the POA Board) for this site that eliminates construction storage and parking.

- V. Manager's Report. Dan McNeill reported on management's recent efforts at CVC. Spraying for mosquitos has occurred once so far this summer (last week) and another spray is scheduled for later this week. Email notifications are sent to all owners prior to spraying.

Roadside weed control is in full swing. Every roadside is sprayed for noxious weeds from the shoulder to 20 or 30 feet back. Vacant lots are also being treated for noxious weeds, including Canadian thistle and yellow sweet clover. The clover is especially prevalent this year. Management also trims all grasses along roadsides, rotating a different section of the community each week, along with all intersections and gate turf areas. The turf at the park is also on a spraying program to control clover and broadleaf weeds.

Some trees planted at the upgraded intersections have died and are being replaced by the contractors, per their two-year warranty.

Dan noted that the invasive cottonwood trees at the Legacy Trail intersection and west gate need to be eradicated.

Garden Concepts was hired again this year to plant annuals. Deer, rabbits and voles are making it difficult to keep the blooms intact. A contract with Orkin Pest Control is in place to try and control the vole population.

The temporary irrigation system on the abandoned and revegetated water tank access road will be broken down this summer and used to irrigate the hydro mulch on the berm (once it is built).

One homeowner requested wildflower seeding along the Legacy Trail native grass areas. Dan will consult with Ric Fields, the landscape architect who oversaw last year's intersection work to get a recommendation.

- VI. CVC Metro District Report. Paul Wible of the Cordillera Valley Club Metropolitan District (MD) was then asked to give an update on the recent efforts of the MD Board. He explained that the MD is responsible for the maintenance of all roads, signs and guard houses, and also employs the security staff at both gates. The traffic study commissioned last year by the MD Board to address the problems related to speeding resulted in the painting of a solid white line along the south side of Beard Creek Trail, as mentioned previously.

Paul noted that recently completed spring projects include the sweeping of all streets, the painting of all of the speed bumps and making sure all signage is in good condition.

He then introduced Kirk Pliske to the membership. Kirk is the new head of Cordillera Security, hired this past spring when Bob Egizi retired. Kirk then addressed the membership, explaining that the emphasis of his department is customer service and cost savings. He plans to increase night patrols of CVC from staff members on patrol on the "south side." He would like to limit the use of gate transponders to homeowners only. His department is planning to update their computer system and security cameras so that they are state of the art and work in conjunction with each other.

One homeowner mentioned that he has had a problem with bicyclists being allowed through the gates even if they are not a homeowner or guest. Kirk responded that bicyclists have historically been granted access since there has not been a problem with theft or security in the past. Any residents that encounter bears are encouraged to call security. An officer will be dispatched to run the bear off. Problem bears (those that routinely return to any residence) will need to be addressed by the Eagle County Sheriff or Colorado Division of Wildlife.

The membership thanked Kirk for his presentation and he excused himself from the meeting.

VIII. Board of Director Elections. The current Board consists of Steve Smith (term expires in 2018), Tom Marcin (term expires in 2018) Art Greenfeder (term expiring), Bob Engleby (term expires in 2017) and Kent Myers (term expires in 2017). Art offer to serve another three-year term. Additional nominations were sought from the floor and none were forthcoming. There was a MOTION: TO RE-ELECT ART GREENFEDER TO THE BOARD OF DIRECTORS OF THE CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION. The motion was duly seconded and carried unanimously.

IX. Other Business. Kent Myers then addressed the membership and gave an overview of the pending Berm Project. The Project involves essentially three components: the dirt work and formation of the berm on the south eastern end of the community, landscaping (including hydro mulch, trees and shrubs on the berm, and trees on the north side of the sound barrier wall) and construction of the sound barrier wall. Tom Marcin noted that the wall will comprise about 20% of the linear distance of the whole Project. Approval was recently granted by Eagle County to the Metro District to begin construction. The Project will be entirely located on land owned by the Club at Cordillera.

Funding for the first phase of the Project will come from POA reserves (\$200,000) and from Metro District funds (\$200,000). This will cover the cost of fill dirt, the formation of the berm, the installation of a temporary irrigation system and hydro mulch. The second phase of the Project (trees and shrubs) will be accomplished as RETA funds become available, and is not currently on any specific timetable. Funding for the sound barrier wall (estimated to cost about \$600,000) may be accomplished by the Metro District issuing bonds. The POA and MD Boards will explore this option more fully in 2017.

The Cordillera Valley Metro District is working with The Cordillera Golf Club, Wind Rose LLC, complete an agreement that would give the Metro District an easement to build the berm on property owned by Wind Rose LLC. That agreement has not been completed and this project is dependent on the finalization and execution of the Agreement. Upon execution of an agreement between the Metro District and Wind Rose LLC, the Cordillera Valley Club POA will enter into an agreement with the Cordillera Valley Club Metro District whereby, the CVC POA will reimburse the Metro District for one half of the cost of building the berm up to \$1,250,000. The CVC POA is not responsible for building the berm and is not a party to the agreement between the CVC Metro District and Wind Rose LLC.

When asked how much the entire Project will cost, Tom Marcin responded that the Boards expect it to cost approximately \$2 million.

- X. New Business. The floor was opened to any comments or questions not previously addressed on the Agenda. One owner asked about any recent contact from Wind Rose Development to the Board of Directors regarding adding more homes to CVC. The POA Board is not reviewing any applications from Wind Rose Development; there has been no change in status since last year's Annual Meeting.
- XI. Adjournment. There being no further business to come before the membership, the meeting adjourned at approximately 10:20AM.

Respectfully submitted,

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Secretary to the Meeting

MEMBERS IN ATTENDANCE:

372 LLC	372 Legacy Trail
Batts	1710 Beard Creek Trail
Blue	280 Legacy Trail
Comerford	1310 Beard Creek Trail
Dennis	1372 Beard Creek Trail
Dienst	84 Legacy Trail
Dorsey	232 Legends Drive
Fields	1424 Beard Creek Trail
Forester	297 Legends Drive
Hiner	621 Beard Creek Trail
Jaffe	1914 Beard Creek Trail
K2 CVC, LLC	1793 Beard Creek Trail
Leach	154 Legacy Trail
Longboat West, Inc.	689 Beard Creek Trail
Longboat West, Inc.	736 Beard Creek Trail
Longboat West, Inc.	746 Beard Creek Trail
Lyons	218 Spring Creek Lane
Mayer	105 Juniper Lane
Mayer	73 Juniper Lane
Mellman	13 Sanctuary Lane
Messervey	322 Legacy Trail
Mimeles	1916 Beard Creek Trail
Morten	235 Legacy Trail
Shields	62 Elk Run
Sims	101 Fall Creek Road
Watson	664 Beard Creek Trail
Wible	291 Legacy Trail
Widlund	289 Legends Drive
Woodland	31 Fall Creek Road

MEMBERS REPRESENTED BY PROXY:

Air Leo 2 LLC	217 Spring Creek Lane
Air Leo 3 LLC	1800 Beard Creek Trail
Hellerstein	1165 Beard Creek Trail
Kennedy	130 Fall Creek Road
Lundvall	142 Spring Creek Lane