

**Cordillera Valley Club Property Owners Association  
December 2013 Member Meeting Minutes**

Monday, December 30, 2013, at 9:00AM at the  
Chaparral at Cordillera Valley Club  
101 Legends Drive, Edwards, Colorado

ATTENDANCE: The following Directors were present:

- Bob Engleby
- Steve Smith
- Kent Myers
- Art Greenfeder

The following Directors were not present:

- Tom Marcin

Other members in attendance were:

- See attached list

ALSO PRESENT: Dan McNeill, Managing Agent, Marsha Bjornson, Bookkeeper, Diane Johnson (ERW&SD), Todd Fessenden (ERW&SD) and Siri Romar (ERW&SD), Tom Howard of Vail Mountain Rescue and Sara Thurston McNeill, McNeill Property Management and Secretary to the Meeting

- I. Roll Call. With 24 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 called the meeting to order shortly after 9:00AM. He welcomed all to the meeting, and each attendee took turns introducing themselves to the membership.
- II. Review and Approval of the Minutes of July 3, 2013, Annual Meeting. These minutes were previously distributed to all owners for review and posted on the website: [www.cvcpoa.org](http://www.cvcpoa.org). There being no further changes, there was a MOTION: TO APPROVE THE MINUTES OF THE JULY 2013 ANNUAL MEETING OF THE CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION. The motion was seconded and carried unanimously.
- III. President's Address. Bob Engleby welcomed all the attendees to the 2013 December Member Meeting. He reported that it has been a good year for Cordillera Valley Club. The Property Owners Association is financially stable; real estate activity has increased, providing more RETA income, the lawsuit with

the Club at Cordillera was settled and there are no longer any owners with delinquent accounts. The Board has been looking at some future projects and has established committees for landscaping improvements, social events and water tank site restoration.

- IV. Financial Report. Marsha Bjornson, bookkeeper for the association prepared the year to date (as of November 30, 2013) financial reports and Dan McNeill presented them to the membership. According to the Balance Sheet, the association currently has \$524,285 in assets, including about \$2015 in accounts receivable and \$245,933 in Net Income. As of the date of the meeting, however, there are currently no owners in arrears on their annual assessments.

The Profit and Loss Statement reveals that the association has total income of \$396,138, which includes \$158,750 in regular owner Assessments, \$15,800 in Design Review Income, \$16,219 from the Club Impact Fee and \$204,100 in Real Estate Transfer Assessments. Total operating expenses are \$150,205, which yields a Net Income of \$245,933.

Dan then presented the 2014 Board-approved Operating Budget to the membership. No dues increase is planned. Annual regular assessments are expected to total \$158,750, the Club Impact Fee is expected to be \$26,236.50 and Design Review Fees are expected to be \$15,000. Funds from Real Estate Transfer Assessments are not estimated. Total Operating Expenses for the coming year are estimated to be \$277,365. Dan highlighted some changes from the 2012 Budget, which include money set aside for Community Relations (Cordillera Community Day and a CVC Block Party), marketing efforts in conjunction CPOA and the Club at Cordillera, a quarterly professional newsletter, enhanced landscaping in the monument beds and some upgraded signage throughout the community and possibly east of the community along Beard Creek Road. After some discussion, there was a MOTION: TO RATIFY THE BOARD-APPROVED 2014 BUDGET. The motion was duly seconded and carried unanimously.

- V. Committee Reports. Art Greenfeder reported that he, along with Tim Benedickt and other members of the Landscaping Committee have been spearheading efforts to spruce up the monument beds. At the Annual Meeting last summer, there were several owner requests for attention to these areas. This coming spring the Committee will meet with Kathleen Cope of Garden Creations, along with other landscaping subcontractors to design specifications for enhanced flower beds, garner competitive proposals and then make a recommendation to the Board of Directors on the best course of action.

Kent Myers reported that he has been working for the past several months to get some directional signage in place at the northernmost Edwards round-about and

looking into the possibility of installing a monument-type sign on Beard Creek Road east of the main gate. There are several layers of governmental and quasi-governmental entities that must approve the addition of a green highway sign at the round-about. Kent also approached the church along Beard Creek Road to find out if they would be willing to “rent” CVC a spot on their land upon which to place a monument sign, and they were not interested in doing so. Kent’s next step is to contact either the Singletree Property Owners Association or Berry Creek Metropolitan District to see if the installation of monument sign for CVC would be possible (near the Singletree sign) at the intersection of Beard Creek Road and Berry Creek Road.

Kent then reported on the progress made in the removal of the old water tank and the landscaping restoration efforts accomplished so far. The old tank was dismantled and taken off site in September, and revegetation of the parking area was begun. This area was seeded with native grasses. Irrigation is planned to encourage growth of shrubs and grasses along with access road next summer.

Steve Smith is heading up the Vision Committee, established after the 2013 Annual Meeting. Steve met with various homeowners last summer and came up with a list ideas to help position Cordillera Valley Club as one of the premier neighborhoods in the valley. A new, quarterly newsletter is being produced and distributed to all owners with an emphasis on neighborhood information and activities. CVC POA has committed to help fund marketing efforts being put forth by the Cordillera POA and Club at Cordillera, including both print and video pieces, and the new website: Cordillera Living. The CPOA will be including all CVC owners who wish to be listed in their homeowner directory (both on-line and print versions). The Vail Symposium will be holding an event at Cordillera in March 2014 and CVC is contributing funds to this project.

Several owners returned comments regarding the Board’s efforts to respond to requests from the Annual Meeting. One owner reported that Cordillera Metro District is offering outdoor ice skating free of charge (and skates can be borrowed at no charge to residents) at the dog park on Carterville Road. Another owner requested that the concept of a berm along the southern edge of the Cordillera Valley Club Golf Course be resurrected. Bob Engleby commented that a plan has been created and this is still a work in progress; however, the cooperation of Troon is essential to making it happen since the berm would be located on golf course property.

- VI. Design Review Board Report. Dominic Mauriello of Mauriello Planning Group compiled the December 2013 DRB Report and Dan McNeill presented it to the membership. The year-end report indicated that the POA has received three new applications: one for new construction at 1793 Beard Creek Trail, one for new construction at 1855 Beard Creek Trail, and an anticipated sketch plan submittal for 1116 Beard Creek Trail. No DRB violations have recently been

reported. Compliance deposits are being held from six different owners. All owners are reminded that if they plan to make any changes to their residence or to the landscaping on their lot (including tree removal), they must apply for these approval from the Design Review Board. A description of the application process, along with the required forms is on his website: [www.mpgvail.com](http://www.mpgvail.com). The complete Design Review Guidelines are also on the website, and there is a link on the [www.cvcpoa.org](http://www.cvcpoa.org) website as well.

- VII. Real Estate Report. Rick Pirog prepared and presented the year-end 2013 Real Estate Report for the Cordillera Valley Club. He reported that this past year there was over \$20 million in real estate sales in CVC, the highest volume of annual sales to date. Twelve home sales and two homesite sales have occurred so far this year. There are currently five homes listed in Cordillera Valley Club. Decreasing inventory and stronger economic conditions throughout the county are putting upward pressure on real estate values. Rick also reported that there were 40 real estate sales throughout Cordillera this past year and \$1.3 billion in real estate sold throughout Eagle County.

Rick commented that transfer of management of the Cordillera Golf Club to Troon earlier this year has helped to stabilize and even enhance property values. The Club plans to open all three courses this year: the Valley Club will open in April, the Mountain Course will open in May and the Summit Course is slated to open in June. Currently there are approximately 385 members (not including social memberships) and the Club's goal is to add between 30 and 40 new members per year for the next few years.

- VIII. Other Business. Chris Hynes addressed the membership with an update of Metro District activities. He reported that MD 2013 expenses totaled about \$443,000, coming in about \$20,000 under budget. Property tax assessment income is still down, but RETA income is up. Projects completed this past year include drainage work, new light fixtures and posts, and new guard rails. A slurry seal of all roads (except Wilmore Drive) is planned for the spring of 2014. Wilmore Drive will need more extensive repairs before its asphalt can be resurfaced. Also on the agenda for spring 2014 is the cleaning out of ditches and culverts that filled up during the mudslides in the summer of 2012.

There were owner requests for more attention to thistle mitigation, staining of the guard rails (to occur as soon as possible next spring) and to try and get the new light posts to look more homogeneous.

Diane Johnson, Todd Fessenden and Siri Romar of Eagle River Water and Sanitation District then addressed the membership and gave a presentation on recent activities of the District, especially as they relate to Cordillera Valley Club. Siri 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 mile service area and it is the most complicated water district within the state of Colorado, mainly due to topography.

Siri then 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.

Siri 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.

Siri, Diane and Todd then answered several questions posed by the membership. The construction at the Edwards Plant is slated to begin this spring and be completed by mid-summer. The membership thanked the District representatives for their presentation and then Siri, Diane and Todd excused themselves from the meeting.

Tom Howard of Vail Mountain Rescue was the next presenter at the meeting. Tom thanked the Board for the chance to speak. Tom expressed that his goal is to raise community awareness about and to raise money to fund this essential non-profit organization. The Eagle County Sheriff's office asks VMR to do all of the backcountry search and rescue efforts. This includes hikers in the summer,

hunters in the fall, avalanche victims (skiers, snowboarders and snowmobilers) in the winter and swift water rescues (rafters, kayakers, and fishermen) in the spring. VMR also goes outside of Eagle County to assist other Colorado search and rescue operations. VMR performs over 100 missions each year and there is no charge for their services.

Friends of Vail Mountain Rescue is the funding arm of VMR. Any donation made by individuals or groups (such as homeowner associations) is fully tax deductible. VMR is composed of a team of over 35 individuals who also have full-time paying jobs. All of the team members act as volunteers; all have advanced CPR and backcountry first aid training. They pay for all their own equipment and gear. The organization relies completely on donations each year; there is no public funding or government grants with the exception of the trucks donated by the Sheriff's Department and use of the Eagle County emergency radio and 911 system. One of VMR's goals this year is to raise enough funds to purchase a new all terrain vehicle at a cost of approximately \$15,000.

Tom closed his presentation with the following advice for all:

1. Never go into the backcountry alone
2. Always take your cell phone with you
3. Whenever backcountry rescue assistance is needed, call 911

The membership thanked Tom for his informative presentation. Tom passed out some collateral material about VMR to attendees.

IX. New Business. There was no new business to discuss.

X. Adjournment. There being no further business to come before the membership, the meeting adjourned at approximately 10:30AM.

Respectfully submitted,

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Secretary to the Meeting

MEMBERS IN ATTENDANCE:

|         |                        |
|---------|------------------------|
| Batts   | 1710 Beard Creek       |
| Fields  | 1372 Beard Creek Trail |
| Frigon  | 201 Legacy Trail       |
| Gassman | 1912 Beard Creek Trail |
| Hynes   | 381 Legacy Trail       |
| Krueger | 1793 Beard Creek Trail |
| Mayer   | 105 Juniper Lane       |
| Mayer   | 73 Juniper Lane        |
| Morten  | 235 Legacy Trail       |
| Pirog   | 335 Legends Drive      |
| Watson  | 664 Beard Creek Trail  |
| Wible   | 291 Legacy Trail       |

MEMBERS REPRESENTED BY PROXY:

|             |                        |
|-------------|------------------------|
| Adkins      | 15 Spring Creek Lane   |
| Bernstein   | 66 Juniper Lane        |
| Meyer       | 321 Legends Drive      |
| McDevitt    | 5 Sanctuary Lane       |
| Mimeles     | 1916 Beard Creek Trail |
| O'Brien     | 1665 Beard Creek Trail |
| Sims        | 101 Fall Creek Road    |
| Vande Garde | 1334 Beard Creek Trail |