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# RECORD OF PROCEEDINGS

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**Minutes of the Meeting  
Of the Executive Board of  
Cordillera Valley Club Property Owners Association**

**September 14, 2006**

A Meeting of the Executive Board of Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held September 14, 2006 at 8:30 a.m., at the Chaparral Restaurant at 0101 Legends Drive, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado. The Board met in joint session with the Board of Directors of the Cordillera Valley Club Metropolitan District.

**Attendance**

The following Directors were present and acting:

- David White
- Wally Carey
- Rick Pirog
- Tom Marcin
- Bart Barnett

Also in attendance were:

- Robertson & Marchetti, P.C.  
Ken Marchetti & Chrissy Laabs
- Cordillera Valley Club Metropolitan District  
Kent Myers and Ed O'Brien (by telephone)
- Operations & Security Personnel  
Dan Carlson & Rick Adams
- CVCPOA Legal Counsel  
Greg Perkins (Legal Report)
- Colorado Alpines, Inc  
Marty Jones (Landscape Garden & Water Feature Presentation)
- VAg, Inc  
Pedro Campos (Berm Presentation)  
Stephanie Lord-Johnson (DRB Presentation)
- Property Owners  
John O'Brien  
Ted Leach  
Emilie Egan

**Call to Order**

The Meeting of the Executive Board of Cordillera Valley Club Property Owners Association was called to order by the Chairman, noting a quorum was present. The meeting was held in joint session with the Board of Directors of the Cordillera Valley Club Metropolitan District.

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### **Changes to Agenda**

The Board reviewed the agenda and no changes were made.

### **2006 Meeting Dates**

The Board reviewed the 2006 meeting dates that were included in the packet. It was noted that Director Carey would be unable to attend the October 12<sup>th</sup> meeting and Director Pirog would be unable to attend the November 9<sup>th</sup> meeting. No changes were made to the meeting date schedule.

### **Minutes**

The Board reviewed the Meeting Minutes of the August 10, 2006 meeting and made some minor changes for clarification. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Meeting Minutes of the August 10, 2006 meeting with changes.

### **Cordillera-Mountain Lodge**

The Board discussed the concept of the proposed ski-in, ski-out lodge located above the Tap Room in the Vail Village for Cordillera property owners as presented by Mr. Bob Vanourek at a meeting of the CVCPOA Executive Board on September 6, 2006. The Board indicated while they are generally supportive of the concept, the optimum way to structure the funding is still being worked out. The Board indicated they are willing to advance funds to be used as start-up costs for this concept. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the advance of up to \$30,000 to CPOA, to be paid over two months, for the payment of start-up costs related to Cordillera Mountain Lodge.

### **Landscape Garden and Water Feature**

Mr. Marty Jones attended the meeting to present certain change orders related to the Landscape Garden and Water Feature project for consideration by the Board. Director Judge has been overseeing this project and since he was not in attendance, the Board tabled the matter until he could provide input.

### **Berm Update**

Mr. Campos gave an update regarding the berm. Several members of the Eagle County Planning Commission and staff from Eagle County Community Development did a site tour to see the proposed noise

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mitigation barrier. During the site tour, the commissioners expressed concern related to three items:

1. Color of the noise mitigation barrier
2. Landscaping and maintenance on the CDOT side of the noise mitigation barrier
3. Effect on wildlife migration

This item is scheduled to be heard by the Planning Commission on October 4<sup>th</sup>. The Board decided to hold a meeting on the 28<sup>th</sup> of September at 9:00 a.m. to prepare for the presentation to the Planning Commission. The Board recommended that an email or letter go out to the homeowners to try and get as many people at the Planning Commission meeting as possible. POA Director White and Director Pirog will work together to draft a letter to be signed by the homeowners to present at the meeting.

The Board discussed the possibility of having a construction manager for the west end fence and the berm. The Board asked Marcin Engineering if they would be interested in submitting a proposal to be the construction manager and reiterated the request to Mr. Campos if VAg would be interested in being considered for this role. The Board also mentioned Mr. Bruce Mielke as an option as well and Mr. Marchetti offered to contact Mr. Mielke.

### **DRB Report**

Ms. Lord-Johnson presented the monthly DRB update. Ms. Lord-Johnson reported there are currently nine homes in the DRB process and the DRB approval has expired for two homes.

Ms. Lord-Johnson informed Director White to submit the invoice for the drainage repairs to the DRB and then the DRB will forward it on to the English residence.

### **Landscape Master Plan**

Mr. Campos reported that two bids were received for the landscape master plan, one from Neils Lunceford and the other from VAg, Inc.

### **Neils Lunceford**

Kim Kramer from Neils Lunceford gave a presentation regarding the bid for the landscape master plan. Ms. Kramer discussed Neils Lunceford's history and similar projects which they have completed. She also gave an overview of the proposal. The proposal is broken into three different tasks, the start-up and base mapping, the site analysis and framework diagram, and the final plan. After discussion and questions, the Board

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thanked Ms. Kramer for presenting the proposal and informed Ms. Kramer that they will notify her when a decision has been made.

#### VAg, Inc

Hank Dowling and Jennifer Kovarick, from VAg, Inc, gave a presentation regarding the bid for the landscape master plan. VAg, Inc has identified seven different zones that need enhancement and they gave a brief Power Point presentation of these zones. After discussion and questions, the Board thanked Mr. Dowling and Ms. Kovarick for presenting the proposal and informed them that they will be notified when a decision has been made.

The Board reviewed the two proposals and discussed each in detail. Certain Board members are in support of proceeding with the master plan while others question the benefit. After discussion the Board concluded the only critical step that needs to be completed before winter is Task 1 of the Neils Lunceford proposal and that the decision of whether to proceed with the other tasks can be made at a later date. Upon motion duly made it was unanimously (with Director Carey abstaining)

**RESOLVED** to request that Neils Lunceford commence with Task 1 of their proposal with the decision of whether to perform the other tasks to be made at a later date.

#### CVC Expansion

Director O'Brien gave an update regarding the potential CVC Expansion. He reported that the Overlook Developers are still interested in moving forward and they are in negotiations with Kensington Partners but they have not been able to reach an agreement with KP which is holding up their progress.

#### Developer Turnover

Mr. Perkins gave an update regarding the developer turnover. Mr. Perkins reported that turnover is moving slowly but he is continuing to work with Ms. Jackel and he is trying to have turnover completed by the end of the year. Mr. Perkins requested that Director Carey call David Hill and David Wilham in an effort to speed up the process so it can be finished by the next Association Member meeting which is in December.

#### Accounts Payable

The Board reviewed the accounts payable listing. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the accounts payable as presented.

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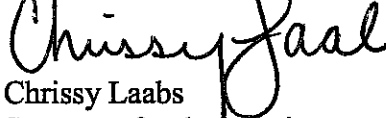
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### Adjournment

There being no further business to come before the Board at this time, upon motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the meeting of the Executive Board of the Cordillera Valley Club Property Owners Association this 14<sup>th</sup> day of September 2006.

Respectfully submitted,



Chrissy Laabs  
Secretary for the meeting