
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Metropolitan District

December 13, 2007

The Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held December 13, 2007 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 members of the Executive Board of the Cordillera Valley Club Property Owners Association.

Attendance

The following Directors were present and acting:

- Rick Pirog
- Kent Myers
- Brian Judge
- Emilie Egan
- John O'Brien

Also in attendance were:

- Robertson & Marchetti, P.C.
Ken Marchetti & Brienne Olsen
- Cordillera Valley Club Property Owners Association
John Bowen (by conference phone) and Tom Marcin
- Operations & Security Personnel
Dan Carlson & Rick Adams
- VAg, Inc.
Pedro Campos
Stephanie Lord-Johnson

Call to Order

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

A speaker phone conference call was established to permit participation in the meeting by property owners wishing to participate by phone.

Changes to Agenda

The Board reviewed the agenda and it was suggested that the Berm Project be discussed prior to the Annual Meeting Agenda. Director Judge also stated that he would like to add a discussion on CVC Welcome Packages to be discussed with Board Organization.

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT December 13, 2007 Meeting Minutes

Minutes The Board reviewed the Regular Meeting Minutes of November 8, 2007. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Regular Meeting Minutes of November 8, 2007 as presented.

Conference Call The log of public participation in the meeting for those participating in person and by phone is as follows:

Public Participation Log

Meeting Date	In Person	By Phone
01/11/07	2	0
02/08/07	2	0
03/08/07	1	0
04/12/07	3	1
05/10/07	2	0
06/14/07	6	0
07/12/07	Meeting	Cancelled
08/09/07	0	0
09/13/07	1	0
10/11/07	0	0
11/08/07	2	0
12/13/07	1	0

Future Meetings The Board reviewed the calendar for future meetings. Director O'Brien noted that he will not be in attendance for the annual member meeting on December 28th. Mr. Bowen noted that he will be present in person at the December 28th annual member meeting.

Board Organization The Board discussed the board organization and Director Pirog suggested putting together a subcommittee for this item. It was agreed that some of the tasks could be consolidated. Director O'Brien suggested that he and Director Egan, along with a POA Board Member could go over all the tasks and consolidate. They would come back to the Board at the next meeting with a recommendation. Director Myers suggested requesting input from the community related to board organization at the annual

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT December 13, 2007 Meeting Minutes

member meeting. The Board agreed that this is a good idea and a handout would be prepared for the homeowners meeting.

Operations Report

Mr. Carlson gave an update on the speed bumps and explained that some people were not happy with them and that some of the bumps were flaking already. He explained that B&B Excavating would look at it in the spring. He also asked if the Board would like the bumps stamped as some of the others were. The Board agreed that they should be the same in size and shape. Mr. Carlson suggested only paying B&B Excavating 70% of the invoice for the speed bumps right now and paying the remainder in the spring. The Board agreed on this suggestion.

Mr. Carlson also asked the Board's opinion on the holiday lights. Director Pirog noted that the lights at the East Gate have a void and he would like to see three to four more trees lit up there. He also pointed out that the lights at the waterfall look out of balance. He asked Mr. Carlson to get a supplemental bid for more lights and Director Egan asked that this be done ASAP.

Public Safety Report

Mr. Adams provided a summary report of the incidents that have taken place during the past month. He noted that the speed bumps have made a considerable positive impact on speeding in the community. He also noted that the auto accident was due to snow and that the property damage to the west gate was done by a property owner going too fast. Director O'Brien brought up the amount of parking on Beard Creek Trail due to construction and Mr. Adams said he will talk to them about parking somewhere else.

CVC Welcome Package

Director Judge brought up the discussion of welcome packages for new members of the community. He stated that he would like to engage the Club and encourage them to participate financially. He explained that he is pushing the issue with the Club and talking to Joe Petrash and Marty Suarez. He stated that he has asked them for a \$5,000 contribution for a community event and has also asked for sweatshirts, hats, dinner for 4 at the Timber Hearth Grille and several other items to put in a package for new homeowners. The Board agreed to keep this as an agenda item going forward and Director Judge said he would work on getting the deal signed with the Club. Director Egan suggested putting this item on the annual

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT December 13, 2007 Meeting Minutes

member meeting agenda and having homeowners not serving on the board also participate.

Accounts Payable

The Board reviewed the accounts payable list. Director Judge noted that he would like to see legal fees broken out and coded with better definition going forward in 2008. Mr. Barnett questioned the Marcin Engineering bill for mapping and platting. Mr. Marcin explained that it was an open contract with the purpose of creating a master map. This map would be included in the revised DRB guidelines. He explained that he could not provide a hard, fixed price and they are providing services as needed or as requested. Director Pirog asked Mr. Marcin to review what has been done so far and what portion of the contract has been completed. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable as presented with the exception of only paying B&B Excavating 70% of the invoiced amount.

2007 Audit Engagement Letters

The Board Reviewed the 2007 Audit Engagement Letters included in the packet. Mr. Marchetti explained that it is the same firm as last year, that the fees are similar to last year and that the District is required by law to have an audit. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the 2007 Audit Engagement Letters as presented.

Sound Mitigation & Landscape Project

Pedro Campos from VAg, Inc. gave an update on the Berm and explained that he has been working with Joe Petrash and Scott Todd on obtaining another bid. He expressed a concern that the bid will come in higher than ACC's. Mr. Pirog explained to the other Board members that the Club is putting together another bid. Director Egan stated that she did not want to spend any more money helping the Club develop a bid for the Berm.

Director Pirog gave an update on the water, maintenance and easement agreements. He explained that the junior water resources they have agreed to provide may not be available in dry years and that a back-up source of water should be obtained. The Club has offered Brett Ranch water rights as a back-up source but a cost had not been obtained for that yet. He

RECORD OF PROCEEDINGS

CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT December 13, 2007 Meeting Minutes

believes that they will have all three agreements in place in early 2008 for the Board's review.

Edwards Interchange

Director Judge expressed his concerns on the Edwards Interchange Improvements. He explained that there is no budget for plants, flowers or lighting and that he believes it is more dangerous than what is currently in place. He further explained that Beard Creek Road would be secondary to Singletree and that the issue is safety and convenience. Mr. Campos explained that there is no CVC representation on the Greater Edwards Area Task Force. It was recommended that Mr. Campos and VAg represent CVC for the Spur Road roundabouts. Mr. Bowen proposed that the Board write a letter regarding the safety concerns. Director Judge suggested keeping this item on the agenda for the January meeting and said the biggest thing is to get the grading plan. After discussion, it was decided that VAg would draft a letter for the Metro District for Director Pirog's signature regarding the Interchange Improvements. Upon motion duly made and seconded, it was unanimously

RESOLVED to retain VAg, Inc to represent CVC related to the Edwards Interchange Project for an amount up to \$2,500 per month on a month to month basis and anything over that amount will require Director Pirog's approval.

Executive Session

Upon motion duly made and seconded, it was unanimously

RESOLVED to enter into an executive session for personnel matters pursuant to §24-6-402(4)(f), C.R.S.

Adjournment

Upon return from executive session, 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 Cordillera Valley Club Metropolitan District Board of Directors this 13th day of December 2007.

Respectfully submitted,



Brienne Olsen
Secretary for the meeting