
RECORD OF PROCEEDINGS

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

January 11, 2007

A Meeting of the Executive Board of Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held January 11, 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 Board of Directors of the Cordillera Valley Club Metropolitan District.

Attendance

The following Directors were present and acting:

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

The following director was absent and excused:

- Wally Carey

Also in attendance were:

- Robertson & Marchetti, P.C.
Ken Marchetti
- Cordillera Valley Club Metropolitan District
Kent Myers, & Brian Judge
- Operations & Security Personnel
Dan Carlson & Rick Adams
- CVCPOA Legal Counsel
Greg Perkins (Legal Report)
- VAg, Inc
Pedro Campos (Berm Presentation)
Stephanie Lord-Johnson (DRB Presentation)
- Property Owners
Ted Leach
John O'Brien

Call to Order

The Meeting of the Executive Board of Cordillera Valley Club Property Owners Association was called to order by Director Pirog, Acting 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.

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

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Acknowledgement Of Services

Director Pirog noted that Chrissy Laabs who has been secretary to the Board for the past four years has accepted another position. The Board acknowledged Ms. Laabs service and expressed their appreciation and wished her much success in her future endeavors.

Changes to Agenda

The Board reviewed the agenda and no changes were made.

Minutes

The Board reviewed the Regular Meeting Minutes of the December 14, 2006. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Regular Meeting Minutes of December 14, 2006 as presented.

Public Input

Mr. John O'Brien asked if anyone knew what was going on with the B&B Gravel Pit. Mr. Marcin reported that they had been accepting fill dirt in 2006 and that the site restoration is scheduled to take place in 2007.

Meeting Dates And Times

The Board set the regular meeting dates and times for 2007 as the second Thursday of the month at 8:30 a.m. at the Chaparral Restaurant. The Annual Member Meeting was scheduled for July 5, 2007 and the meeting to present the 2008 budget was set for December 27, 2007.

The Board established a goal to start promptly at 8:30 in 2007 with the intent to be done with the meeting by 11:30.

Resignation of Director O'Brien

The Metro District Board acknowledged receipt of the letter of resignation from Ed O'Brien. Director Pirog offered to send a letter to Mr. O'Brien thanking him for his service to the community. The Board also requested that a letter be sent to all CVC property owners asking anyone interested in serving on either the POA or Metro District Board to please step forward. The Board indicated they are particularly interested in having a non-full time resident on one of the Boards. Director Pirog indicated he is willing to step down from the Property Owners Association Board to permit additional participation from others in the community.

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Conference Call Terminated

At 8:50 no one had joined the conference call so the call was terminated. The Board requested that a log of public participation in person and by phone be maintained:

Public Participation Log

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

Update re DRB Appeal Of Filing 1, Lot 14

Ms. Lord-Johnson reported that following the December meeting the Gilberts submitted a revised driveway plan and although they were not able to achieve the full 90 degree angle coming off of Beard Creek Trail, it is now at an 84 degree angle. These plans have been forwarded to and reviewed by Mr. Ed O'Brien and he has requested several changes:

- X the neck of the driveway be widened
- X the utility stub-ups be moved to the east side of the driveway
- X the trees be irrigated
- X verification that the driveway drains to Lot 14
- X ensure that the driveway is snow melted all the way across the section that is a 12 percent grade

Additionally, Mr. Judge suggested that the DRB require engineered plans showing necessary footers for the driveway.

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Ms. Lord-Johnson believes all of Mr. O'Brien's changes can be met and is hopeful that this matter is nearing resolution.

DRB Report

Ms. Lord-Johnson presented the monthly DRB Report noting that Filing 9, Lot 16 (Wible residence) was submitted for final review and Filing 4, Lot 9 (Plumb residence) was submitted for a minor modification on January 9, 2007.

Acknowledgement Of Services

The Board acknowledged that Ms. Lord-Johnson and Ms. Stryker have been doing a fantastic job with the DRB and thanked them for all of their hard work.

Open House Signs

Mr. Rick Adams reported that with all the sales activity, managing open house signs have become a problem. The Board directed Mr. Adams to:

- X purchase ten open house signs
- X require that realtors provide a map of where the open house will be located
- X Mr. Adams's staff will put the signs out and take them up

Report on the POA Member Meeting

The Board discussed the December POA Member meeting noting that many property owners in the community believe the berm project has materially changed from what was initially approved by the community and therefore the revised berm plans should be resubmitted to the community for another vote. While not all board members agree that the project has materially changed, the Board has agreed to resubmit the project to the community for another vote after the PUD amendment has been approved by the County.

Capital Project Suggestion for 2007

Ms. Lord-Johnson suggested that the Board consider painting the utility boxes as a capital improvement project in 2007.

Landscape Master Plan

Ms. Lord-Johnson reported that Kim Kramer from Neils Lunceford attended the DRB Meeting to give an update on the landscape master plan. One significant request from the community has been for pedestrian paths throughout the community to provide an alternative to walking on the roads. There is another Landscape Master Plan Committee scheduled for

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Tuesday, January 16. The Committee has requested a map showing what property is owned by the Association and Metro District. Director Judge offered to make copies of the map held by Director Carey reflecting the property being conveyed to the District and/or the POA. Director Judge believes title work has also been performed on all these parcels.

Engineering Records

The Board requested that Marcin Engineering provide a proposal to the District to maintain the District's engineering files including the engineering base mapping and the drainage study. Director Marcin agreed to prepare a proposal.

Legal Report

Mr. Perkins reported that Ms. Jackal has not received any further information from the California firm doing the turnover survey. Ms. Jackal is also working on a letter of intent between the District and the entity that owns the golf course related to conveyance of the property for construction of the berm to the District. The Board requested that Director Carey contact Mr. Hill to encourage them to expedite this process.

The Board discussed the request that was raised at the annual meeting related to amending the Association's Bylaws to impose limits on Directors terms. After discussion, the Board felt that the letter requesting community interest in serving on the Board should be circulated to before further considering term limits.

Sound Mitigation and Landscape Project Update

Mr. Campos gave an update regarding the sound mitigation and landscape project and the PUD amendment process. Mr. Campos reported that a preliminary application for the PUD amendment including a minor subdivision and a location and extent application was submitted to the County on January 9, 2007. Mr. Campos expects to have comments back from the County Community Development staff by January 23 and expects to submit a "completeness set" application by January 31. The schedule anticipates the Planning Commission reviewing this file at their meeting on February 21.

Mr. Campos indicated that the County Commissioners can be contacted regarding this project up to the time the completeness set is filed. The Board requested that Mr. Campos draft "talking points" related to the project and that he prepare CDs with the revised berm plans. Director

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Barnett offered to coordinate contacting the County Commissioners prior to the date the completeness set is filed.

Conflicting information has been received from Mr. Dalton regarding the District's requirement to put the berm project out to bid again. The Board contacted Mr. Dalton by speaker phone and after discussion, Mr. Dalton confirmed that the District has fulfilled its obligation to put the project out to bid and that although the District could publish for bids again, it is not required. The Board requested that Mr. Dalton provide written confirmation that the District is not required to publish for bids again.

The Board discussed the letter of intent to award the berm construction project to American Civil Constructors (ACC). Director Marcin recommended that the District not agree to reimburse ACC for any costs if the project is cancelled. After discussion, by motion duly made and seconded, it was unanimously

RESOLVED to approve the letter of intent with American Civil Constructors with the removal of the provision to reimburse ACC for costs if the project is cancelled and subject to review of the letter by Marcin Engineering.

Public Safety Report

Mr. Adams distributed and discussed his monthly Public Safety Report.

Operations Report

Mr. Carlson reported that there are some drainage issues but due to time constraints, this topic was tabled until the next meeting. Mr. Carlson also raised a question related to repairs of rock walls and the Board requested that he look at the walls and make a recommendation to the Board.

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.

Adjournment

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

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RESOLVED to adjourn the meeting of the Executive Board of the Cordillera Valley Club Property Owners Association this 11th day of January, 2007.

Respectfully submitted,



Ken Marchetti

Secretary for the meeting