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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**

**May 16, 2007**

The Meeting of the Executive Board of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held May 16, 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 Executive Board of the Cordillera Valley Club Metropolitan District.

**Attendance**

The following Directors were present and acting:

- Wally Carey
- David White
- Tom Marcin

The following Directors were absent and excused:

- Bart Barnett
- Henry Frigon

Also in attendance were:

- Robertson & Marchetti, P.C.  
Ken Marchetti & Kara Fraser
- Cordillera Valley Club Property Owners Association  
Rick Pirog, Brian Judge, Emilie Egan and John O'Brien
- Operations & Security Personnel  
Dan Carlson & Rick Adams
- VAg, Inc. and Marcin Engineering  
Pedro Campos  
Stephanie Lord-Johnson
- Wear, Travers & Perkins, P.C.  
Greg Perkins
- Property Owners  
Rob Hahn  
Kim Tofferi

**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 Executive Board 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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## CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSOCIATION May 16, 2007 Meeting Minutes

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### Potential Conflicts Of Interest

Director Marcin reported that he is the principal owner of Marcin Engineering LLC which is providing engineering services to Cordillera Valley Club Metropolitan District and/or Cordillera Valley Club Property Owners Association. Director Marcin reported that although the law permits him to discuss and vote on consideration of matters related to the engagement of Marcin Engineering LLC, he intends to abstain from discussion of this matter unless requested to present information and he intends to abstain from all votes on this matter unless his vote is needed for a quorum on the issue to be decided. The Board noted, for the record, that this disclosure is being made restated at this time with the intent of fully complying with laws pertaining to potential conflicts of interest.

### Changes to Agenda

The Board reviewed the agenda and the following items were added:

- Discussion on Summer Parties

### Minutes

The Board reviewed the Meeting Minutes of April 12, 2007. Upon motion duly made and seconded, it was unanimously

**RESOLVED** to approve the Meeting Minutes of April 12, 2007.

### 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		
07/12/07		
08/09/07		
09/13/07		
10/11/07		

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11/08/07

12/13/07

### **Sound Mitigation and Landscape Project**

Mr. Campos from VAg, Inc. gave an update regarding the sound mitigation and landscape project and the PUD amendment process. The initial planning meeting went well and the county seemed receptive to working with the community. Mr. Campos is preparing for the May 22<sup>nd</sup> meeting. There will be a site visit at 1:30 and then a meeting with the Board of County Commissioners following. This meeting will determine if the project is approved unconditionally, approved conditionally or denied.

### **Operations Report**

Mr. Carlson reported:

- Ms. Stephanoff will be finished planting and weeding flower beds by June 1<sup>st</sup>.
- It was agreed to have Mr. Oliver haul the rocks from the lot so Ms. Stephanoff could use them in the planters.
- Mr. Carlson and Director Judge will discuss adding lighting at the gates.
- The earliest the infrared patching can be done is June 1<sup>st</sup> and the Board agreed to schedule.
- The gatehouse needs to be repainted and a plastic box will be bought to store gatehouse items.
- The mosquito spraying is scheduled and it will be noted not to spray on windy days or through car windows as it is not as effective.

### **Public Safety Report**

Mr. Adams provided a summary report of the incidents that have taken place during the past month. The security guidelines were discussed and will be strictly enforced. On weekdays construction workers have to stop work at 5:30 p.m. and be off premise at 6:00 p.m. – no exceptions. Saturday workers are permitted to enter and can begin work by 8:30 a.m., they must stop work by 5:00 p.m. and must be off the premise by 5:30 p.m. No work is permitted on Sundays.

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### Financial Report

The Board reviewed the financial reports included in the packet. The banking proposal was discussed and Director Carey would like to check with Mr. Godec to see if he can receive a better rate. Director Carey will notify us of the rate he can receive. Director White agreed to meet with the auditors to review the audit report prior to the next meeting. Ms. Fraser will work with Director Pirog to prepare a real estate activity report.

### Design Review Board

Ms. Lord-Johnson expects to have a draft of the updated DRB guidelines prepared for the next meeting for review. An issue that has to be discussed is the number of extensions that should be granted to property owners. It was agreed that extensions should be allowed but subject to additional fees. The Gully residence is scheduled for completion this summer.

### Legal Report

Mr. Perkins reported that Eagle River Water and Sanitation District still does not have complete easements for water and sewer lines in Cordillera Valley Club. Since the turnover of the roadways from the Developer to the Association/Metro District has not yet been completed, the Board does not have the ability to grant these easements at this time. Mr. Perkins will keep this issue in mind as the turnover progresses.

### Summer Events

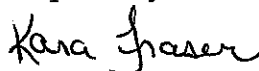
The Board discussed hosting some summer parties for the property owners and after discussion requested that \$10,000 be set aside in the budget for two or three summer property owner parties or events.

### 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 Cordillera Valley Club Property Owners Association Executive Board this 16<sup>th</sup> day of May 2007.

Respectfully submitted,



Kara Fraser

Secretary for the meeting