
RECORD OF PROCEEDINGS

Minutes of the Member Meeting of Cordillera Valley Club Property Owners Association July 5, 2007

A Member Meeting of the Cordillera Valley Club Property Owners Association, a Colorado non-profit corporation, was held July 5, 2007 at 9:00 a.m., at the Chaparral Conference Room, 0101 Legends Drive, Edwards, Eagle County, Colorado, in accordance with the Association's By-laws and the applicable statutes of the State of Colorado.

Attendance The following Directors were present:

- Bart Barnett
- Walter Carey
- Henry Frigon

Also in attendance were:

- See attached list

Call to Order The Member Meeting of the Cordillera Valley Club Property Owners Association was called to order by the Chairman on July 5, 2007, at 9:00 a.m.

Introduction Director Carey introduced the Board members and Mr. Dan Carlson of SFB, Inc., Director of Community Services and Operations, Mr. Rick Adams of Lone Star Security, and Mr. Ken Marchetti, Brienne Olsen, and Kara Fraser of Robertson & Marchetti, P.C., accountants and administrators for the Association.

Declaration of Quorum According to the Bylaws of the Association, the presence in person or by proxy of ten percent of the total number of votes entitled to be cast at the meeting constitutes a quorum. Mr. Marchetti reported that 31 of 128 lots were represented either in person or by proxy so a quorum was represented at the meeting. It was reported for the record by Mr. Marchetti, that proper notice had been duly sent on May 31, 2007 to all members of the Association in accordance with the requirements of the Bylaws.

Minutes Mr. Marchetti informed the members that the minutes from the December 28, 2006 annual meeting were distributed with the meeting packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes from the December 28, 2006 member meeting as presented.

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Election of Director

The floor was open for nominations for the election of one Board member. Mrs. Myriam Bowen nominated her husband John Bowen for the vacancy. The meeting was opened for other nominations for the vacancies. There being no further nominations, the floor was closed to nominations. Upon motion duly made and seconded, it was unanimously

RESOLVED to elect Mr. John Bowen to a three year term which will expire in 2010.

Landscape Improvements

Mr. Pirog gave an update on landscape improvements that have been made earlier this year. The major improvement this year was planting additional trees and expansion of perennials and annual flower beds at the East Entry Gate.

Real Estate Update

Director Pirog gave a report on the real estate within Cordillera Valley Club for 2005, 2006 & 2007. The sales history is as follows:

Lot Sales	Number	Range
2005	32	\$239,000 to \$675,000
2006	5	\$570,000 to \$700,000
2007 (Thru June)	2	\$595,000 to \$649,000

Home Sales	Number	Range
2005	10	\$935,000 to \$1,895,000
2006	7	\$1,110,000 to \$2,435,000
2007 (Thru June)	2	\$1,950,000 to \$2,340,000

Since most sales occur in the summer months, this reveals a stable market with new contracts for 2007 being comparable to 2006.

Inventory is up from previous years and with a new price plateau, homes have not been selling as quickly. CVC is currently contributing \$44,000 per year to a joint marketing program with Cordillera Property Owners Association.

The Vail Mountain School home tour will be held in CVC on September 16, 2007 with 5 homes to be shown. There will be 700 guests touring the area and will provide great exposure to the Cordillera Valley Club.

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Design Review Board

Ms. Lord-Johnson reported that there are currently 8 projects for review with the DRB, 2 of which are redesigns. There are also 12 homes under construction.

Ms. Lord-Johnson reported that the DRB is updating the design guidelines and the new guidelines should be complete in December. These new guidelines will provide more clarity in permissible materials and will contain more graphics to make the guidelines clear.

Public Safety Report

Mr. Adams reported speeding continues to be an issue and recommended adding additional speed bumps. The speed bumps that have been added have reduced the average speed in those areas by 14 mph. The proposed spots for speed bumps have been marked with white stakes property owners are invited to provide feedback on the proposed speedbumps.

Mr. Adams also reported on fire mitigation and the action plan that is in place. The Fire Department uses reverse 911 to notify home owners and back-up staffing could be called upon in the event an evacuation is ever necessary. Public Safety staff will also try to go door-to-door if necessary to notify people or evacuate pets.

The policy on the west gate was discussed as homeowners were concerned with the amount of non-homeowner traffic in CVC. Mr. Adams reported that contractors were issued transponders for the west gate to avoid congestion and traffic. One option to stop unauthorized entry would be to have a gatekeeper there at all times.

Mr. Adams also discussed the implementation of more patrols to monitor compliance with construction rules, speeding and loitering. Construction must be out by 6 P.M. during weekdays and 5:30 P.M. on weekends. If construction is not out by these times there is a three strike process. First strike is a verbal warning, second strike is a written warning and third strike is a \$500 fine.

Operations Report

Mr. Carlson reported that 9-10 dead trees have been removed and the dead junipers on Legacy will be removed. He also reported that the trees along Fall Creek are getting water but there is too much magnesium chloride form the road and it is a bad location for trees.

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Mr. Carlson also reported that there is an ongoing concern with flash floods. He has met with CVC's engineers and drainage facilities are in place and functional but there is still a potential for flooding of the roads in a major event.

Club Conversion

Mr. Vic Micati reported that pursuant to the membership agreements, the Developer has made an offer to the members of the Club to convert it to a member owned club and the deadline for the Club members' response is July 9, 2007. This conversion offer is expected to fail and the New Club Board intends to provide a letter of intent and to make an offer to the Developer to purchase the Club.

Infrastructure Turnover

Director Carey reported on the turnover of assets to CVC, which includes the roads, gatehouse, and open space. It was reported that David Hill is to have all documents done by the end of the summer to complete the turnover.

Berm

Mr. Brian Judge reported on the current status of the berm. It was reported that conditional approval for the PUD amendment has been received from the Board of County Commissioners.

The timeline for the berm was addressed. Major steps to be completed prior to submitting this to the community for a vote include completion of the easement with the golf course, redesign of parts of the berm to comply with the PUD amendment conditions and procurement of firm construction costs. These items are expected to be completed so that ballots can be sent to the 128 property owners between October 1st and the 15th.

Financial Report

Mr. Marchetti reported that the audit of the Association's financial statements has been completed and the auditors have expressed an unqualified (clean) opinion on the financial statements. Copies of the audit report are available to anyone interested, either through the Association's web site or by contacting the administrators.

Mr. Marchetti presented the financial report that was mailed to the members of the Association with the meeting notice. Mr. Marchetti reported on major expense increases from 2005 to 2006 as follows:

Community Marketing	44,000
Recreation (Fishing Rights)	16,300
Legal Expenses	11,800

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The Board reported that the community marketing was contributing favorably to the increased real estate transfer assessments received by the Association and that those revenues were over \$400,000 again in 2006.

Adjournment

There being no further business to come before the meeting, upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the Member Meeting of the Cordillera Valley Club Property Owners Association this 5th day of July, 2007.

Respectfully submitted,



Brienne Olsen
Secretary for the Meeting

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Members in Attendance:

- | | |
|-----------------------|------------------------|
| • Suzie Apple | 2 Lots Represented |
| • Steven Dugan | 0888 Beard Creek Trail |
| • Emilie Egan | 0010 Sanctuary Lane |
| • Brian Judge | 0106 Juniper Lane |
| • Mrs. Peter Kyle | 0941 Beard Creek Trail |
| • Theodore Leach | 154 Legacy Trail |
| • John Mayer | 0073 Juniper Lane |
| • Robert Mellman | 0013 Sanctuary Lane |
| • Kent Myers | 0965 Beard Creek Trail |
| • John O'Brien | 1665 Beard Creek Trail |
| • Dennis Parker | 0006 Sanctuary Lane |
| • Rick Pirog | 0335 Legends Drive |
| • Scott Plumb | 0036 Pinnacle Point |
| • Myriam Robinson | 0003 Sanctuary Lane |
| • Bob & Debby Shields | 0062 Elk Run |
| • Darrell Watters | 0014 Sanctuary Lane |

Members Present by Proxy

- | | |
|-----------------------------|------------------------|
| • Big Cypress Development | 0078 Spring Creek Lane |
| • John Chain | 0142 Spring Creek Lane |
| • John Forester | 0297 Legends Drive |
| • Robert Hahn | 3 Lots Represented |
| • Rebecca Hernreich | 0056 Fall Creek Road |
| • Gasper Lazzara, Jr. | 1611 Beard Creek Trail |
| • Lot 8 CVC Filing 5, LLC | 321 Legends Drive |
| • Paul McCarthy | 0033 Wilmore Drive |
| • William McDevitt | 0005 Sanctuary Lane |
| • David Raduziner | 0031 Pinnacle Point |
| • Barbara Ragan | 1848 Beard Creek Trail |
| • Paul Wible & Teresa Ahola | 0291 Legacy Trail |

Others in Attendance:

- Robertson & Marchetti, P.C.
Ken Marchetti, Brienne Olsen & Kara Fraser
- Operations & Security Personnel
Dan Carlson & Rick Adams
- Greg Perkins, Legal Counsel