
RECORD OF PROCEEDINGS

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

May 1, 2008

The Meeting of the Executive Board of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held May 1, 2008 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:

- Wally Carey
- Tom Marcin
- David White
- John Bowen (by conference phone)

The following Directors were absent:

- Henry Frigon

Also in attendance were:

- Robertson & Marchetti, P.C.
Ken Marchetti & Brienne Olsen
- Cordillera Valley Club Metro District
Rick Pirog, Brian Judge, Kent Myers, Emilie Egan, and John O'Brien (by conference phone)
- Operations & Security Personnel
Dan Carlson & Rick Adams
- VAg, Inc.
Stephanie Lord-Johnson
- Property Owners
Chris Hynes

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.

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

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Changes to Agenda

The Board reviewed the agenda and Mr. Pirog noted that Tom Nern would be stopping by to discuss the Fall Creek trees and this topic was added to the agenda.

Minutes

The Board reviewed the Regular Meeting Minutes of April 10, 2008. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Regular Meeting Minutes of April 10, 2008 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
01/10/08	Meeting	Cancelled
02/14/08	0	0
03/13/08	1	0
04/10/08	0	0
05/08/08	1	0
06/12/08		
07/08/08		
08/14/08		
09/11/08		
10/09/08		
11/13/08		
12/11/08		

Future Meetings

The Board reviewed the calendar for future meetings and a few Board members noted that they would be unavailable for the next meeting date of June 12, 2008.

Operations Report

Mr. Carlson gave an update on the issue of the speed bumps. Mr. Marchetti explained that the District withheld \$5,000 on the B&B contract last fall because the work was not performed to the District's satisfaction plus an additional \$2,000 is owed to B&B for retainage. It was further

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explained that B&B will release the \$5,000 if the retainage amount is paid. Mr. Carlson reported that the proposal from A-Peak is between \$7,000 and \$10,000 to fix the speed bumps and that does not include stamping. A-Peak will infrared the speed bumps and that is included in the price. Mr. Carlson further explained that B&B did complete the original contract and that they only have repair work left to do, which they have hired A-Peak to do. The quote for stamping all six speed bumps is \$20,490. After further discussion, it was decided that the Operations Committee would be authorized to resolve the issue with B&B provided they did not spend more than \$1,000 in finalizing this issue.

Mr. Marcin gave an update on the water tank road. He explained that the water district is planning to construct a new underground water tank in the area and the Board should hold off on working on this road until more is known on when and where the new water tank will be installed. He also reported on the transformer boxes and stated that Mr. Carlson is painting the boxes as weather permits. Ms. Egan asked if the green boxes would be painted brown and Mr. Carlson responded that 95% of the boxes would be brown in color.

The issue of the dead trees at Fall Creek was discussed and Tom Nern of the Fall Creek Association attended to be a part of this discussion. Mr. Pirog explained that the Board was concerned about the trees dying on that road and that it is the second generation of trees that have died there. Mr. Carlson explained that an arborist had looked at the trees and said that anything that is planted there will not do well because of the magnesium chloride used on the roads. It was decided that Mr. Nern would talk to members of the Fall Creek Association about the matter to come up with a solution.

Drainage Issues

Mr. Marcin gave an update on the drainage issues and explained that an alternative plan had been formulated since the prior meeting. He explained that a drain inlet would resolve the drainage issues and the estimate to complete this would be approximately \$33,000, which includes landscaping. After further discussion, the Board decided that Mr. Marcin would get three bids and bring them back to the Board for approval at the next meeting.

Public Safety Report

Mr. Adams brought up the issue of security at the West End gate. He stated that he is looking into ways to tighten up security at the back gate.

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He explained that outstanding transponders need to be reviewed to make sure they are held by valid property owners and that spot checks are needed there. Mr. Carey explained that this is a big issue and is becoming an increasingly large problem. Mr. Judge explained that they need to isolate and understand the problem first before implementing a solution. After several suggestions, it was decided that Mr. Adams would look into the problem and provide the Board with proposed solutions and costs for those solutions.

Design Review Board

Stephanie Lord-Johnson provided an update on design review expenses. She explained that there are two submittals on the agenda this month and that the DRB is dealing with a building envelope issue for another lot. Ms. Lord-Johnson clarified that there is a \$500 fee for building envelope modifications. Ms. Lord-Johnson also noted that she is also working on setting up a new job number in their billing system for neighbor complaints.

Edwards Interchange

Mr. Marchetti gave an update on the proposed roundabouts at the Edwards Interchange and explained that they are still working on the right of way acquisition. He explained that illustrations were provided in the board packet of potential signage for the Singletree entrance and asked the Board if CVC would like to consider signage there. Mr. Pirog stated that the CVC Board needs to have a voice at the Edwards meetings and suggested that Ms. Egan keep attending the general meeting. Mr. Marcin volunteered to attend the engineering committee meetings and will go for a limited time as a property owner with no charge to CVC.

Sound Mitigation & Landscape Project

Matt Dalton called in to provide an update to the Board on the agreements that relate to the berm. Mr. Dalton explained that the easement is in final form and that the water service agreement is near final form. The Board agreed these agreements need to be signed before moving forward with obtaining final construction costs. After firm construction costs have been obtained an information package and ballot can be sent to all property owners for a vote.

Financial Reports

The Board reviewed the Accounts Receivable Aging Report and discussed implementing a one-time only payment for the 2009 assessment rather

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than the quarterly assessments. Upon motion duly made and seconded, it was unanimously

RESOLVED to implement a one time assessment payment for 2009 with payment due by February 1st and interest accruing at one and a half percent per month if not paid by March 1st.

Accounts Payable

The Board reviewed the accounts payable list. 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

RESOLVED to adjourn the meeting of the Cordillera Valley Club Property Owners Association Executive Board this 1st day of May 2008.

Respectfully submitted,



Brienne Olsen

Secretary for the meeting