

# CVC Board Update

February 2006

## **A RIVER RUNS THROUGH IT! (JOINT FISHING PARCEL)**

Cordillera Metropolitan District (CMD), our “sister district” from across the valley and their related property owners association (CPOA), have acquired a parcel of land north of Highway 6 in the vicinity of Squaw Creek Road and Hill Crest Drive (the back entrance into CVC). As a point of reference, this land is across Highway 6 from St. Clair of Assisi and adjacent to the new Vail Christian High School which is under construction.

This parcel of land contains approximately 86 acres, it includes both sides of the Eagle River, and extends about 1 ¼ miles westward from the west entry road to CVC (Hillcrest Drive) to a point roughly opposite the entrance to Red Canyon Estates. It is intended to be maintained as open space and used for private fishing with the possible future construction of a fishing lodge, parking facilities and paths and trails. Reports from our fishing constituents are that this truly is world class fly fishing at its best.

CMD and CPOA have offered CVC the opportunity to participate in the ownership and use of this parcel. Ownership would allow all property owners in CVC free access to and use of the fishing rights and all future amenities. They have invested approximately \$1,250,000 into the parcel and are asking that CVC pay its proportionate share of costs based on CVC's percentage of the combined Cordillera units. CVC's share would be approximately 13% which is around \$160,000.

CVC had budgeted \$150,000 for this expenditure a couple of years ago and then, due to delays caused by the County subdivision process, the negotiations between CVC and CMD had been tabled until all the issues with the County could be worked out.

Now that CMD and CPOA have worked through the subdivision issues with the County, they have approached CVC to reopen discussions and CVC is analyzing participation

in this opportunity. CMD has indicated that CVC property owners who are Club Members can use the fishing parcel even if CVC does not participate in the ownership of the parcel. However, they will be charged for each use and will have to be accompanied by a paid guide. The Board is analyzing many issues like CVC's voice in ongoing control and governance of this parcel, future funding requirements for the parcel including both operating deficits and capital improvements, etc. Please provide your input, either pro or con, or raise any questions you may have, with any of the Board members.

## **EDWARDS OVERLOOK (NEW DEVELOPMENT PARCEL NORTH OF CVC)**

A developer has acquired a 680 acre parcel of land commonly referred to as Edwards Overlook which is located a few miles north of CVC and is completely surrounded by the US National Forest. The developer is considering exchanging that parcel with the US Forest Service for 380 acres immediately north of CVC. The 380 acre parcel can potentially be accessed through CVC near the water tank or it might be accessed via Beard Creek Road North (which is the road running north just outside CVC's East Gatehouse).

This parcel is in the very preliminary stages of development planning--nothing has been formally proposed to Eagle County's Planning Department. The developer envisions development of 89 lots, 20 of which are planned to be located in the drainage north of CVC Golf Course holes 7 and 8 and the other 69 are higher up the mountain and to the east of that drainage. The 69 lots further up the mountain are located in a valley or bowl and homes thereon are anticipated not to be visible from CVC.

The developer has approached Kensington Partners and the CVCPOA and CVCMD Boards to discuss the merits of his preliminary plan and the possibility of such proposed development becoming a part of CVC. The

Boards have asked Ed O'Brien to chair a special committee to examine the developer's proposal and consider its impacts, both favorable and unfavorable, to our CVC community. The Boards anticipate a thorough discussion of the proposal at the Annual CVCPOA Member Meeting in July.

### **2006 Meeting Calendar**

The POA and District meeting dates have been established for 2006. The Member meetings are scheduled for 9:00 a.m. July 6 and December 28 and all Board meetings are scheduled for 8:30 a.m. on the second Thursday of each month except February which has been scheduled for Tuesday, **February 7**. The Board meeting dates are subject to change so please contact Chrissy Laabs at Robertson & Marchetti or check with the gate house to confirm the date and time of any meeting you are planning to attend.

### **CVC Web Site**

CVC is in the process of developing a website that is designed to provide easy access to Association and District information like organizational documents, minutes, budgets, financial reports, insurance information and governance policies. The Colorado legislature recently passed new requirements for Associations to provide information to its constituents and this site is designed to provide the required information. You may visit the site at [www.cvcpoa.org](http://www.cvcpoa.org).

### **Metro District & POA Election**

The Metro District will be holding an election in May 2006 to fill the remainder of Dick Arenschield's (which is currently being held by Brian Judge) term and to elect directors to the other three seats that are up at that time (Emilie Egan, Wally Carey and Rick Pirog). In order to run for a Metro District Board seat, you must be a registered voter in the State of Colorado and you must either reside in or own property in the District (or be the spouse of a property owner in the District). If you are interested in running for a District Board seat, you must submit a self nominating petition to the District no later than February 24, 2006. You may obtain a copy of the self nominating petition from [Chrissy@rmpccpa.com](mailto:Chrissy@rmpccpa.com).

The POA election will be held at the next annual member meeting on July 6, 2006. Brian Judge's and David White's POA Board seats will be up for election at that time. Please let us know if you are interested running for a POA Board seat.

### **BERM UPDATE**

The Board is continuing to evaluate value engineering options for the construction of the berm with the intent to put it out to bid again this spring. Only one firm submitted a bid last fall which contributed to what the Board considered to be an unrealistic bid. Other areas the Board is evaluating are:

- the fence design (soils tests are currently being conducted to determine alternative designs)
- irrigation system design
- the overall landscape package
- alternatives for the retaining wall

### **BOARD CONTACT INFO:**

If you have any questions about our community, please feel free to contact our Administrative Manager, Ken Marchetti at [Ken@rmpccpa.com](mailto:Ken@rmpccpa.com) or any of the Board members below:

#### **Metro District Board Members**

(all phone numbers are area code 970):

<u>Board Member</u>	<u>Term Expires</u>	<u>Phone</u>
Wally Carey	May 2006	926-2612
Emilie Egan	May 2006	926-5651
Brian Judge	May 2006	949-7034
Ed O'Brien	May 2008	376-1106
Rick Pirog	May 2006	845-5814

#### **POA Board Members**

<u>Board Member</u>	<u>Term Expires</u>	<u>Phone</u>
Bart Barnett	July 2007	376-1462
Wally Carey	July 2008	926-2612
Brian Judge	July 2006	949-7034
Rick Pirog	July 2008	845-5814
David White	July 2006	390-5655