
RECORD OF PROCEEDINGS

**Minutes of the Regular Meeting
Of the Board of Directors of
Cordillera Valley Club Metropolitan District
March 16, 2010**

The Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held March 16, 2010 at 8:30 a.m., at the 9 Iron Grill 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 members of the Board of the Cordillera Valley Club Property Owners Association.

Attendance

The following Directors were present and acting:

- Brian Judge
- Rick Pirog
- Emilie Egan
- Jay Morten

The following Directors were absent and excused:

- John O'Brien

Also in attendance were:

- Cordillera Valley Club POA
 - Tim Benedickt
 - Tom Marcin
 - Wally Carey
- Property Owners
 - Bernard Weber
 - Ruth Borne
- Eagle River Water & Sanitation District
 - Linn Brooks
 - Roby Forsyth
- A4 Architects
 - David Darling
 - Michael Hassig
- Schmueser, Gordon, Meyer
 - Dan Richardson
- VAg, Inc.
 - Pedro Campos & Stephanie Lord-Johnson
- Robertson & Marchetti, P.C.
 - Ken Marchetti & Cheri Curtis
- Operations & Security Personnel
 - Dan Carlson & Rick Adams

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Call to Order The Meeting of the Board of Directors of Cordillera Valley Club Metropolitan District was called to order by Mr. Carey, noting a quorum was present.

**Potential Conflicts
Of Interest**

Mr. Judge reported that he is the owner of VAg, Inc., an architectural and land planning firm, and other related entities, and these entities provide services to the District such as landscape and berm design, master planning, project oversight, construction management and the management of the POA governed Design Review Board. VAg's provision of these services to the District and to the Cordillera Valley Club Property Owners Association could constitute a potential conflict of interest. The Board noted, for the record, that this disclosure is restated at this time with the intent of fully complying with laws pertaining to potential conflicts.

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
01/14/10	0	0
02/18/10	0	0
03/16/10	0	0

Agenda There were no changes to the agenda.

Minutes The Board reviewed the Meeting Minutes of February 18, 2010. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Meeting Minutes of February 18, 2010 as revised.

**Upcoming
Meetings**

The Board reviewed the schedule for the 2010 meetings. There were no changes to the meeting schedule.

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ERWSD

Representatives from the Eagle River Water and Sanitation District were present to discuss amendment of the CVC PUD to permit construction of a field operations and materials and vehicle storage facility on the parcel of land on the east side of the Edwards Wastewater Treatment Plant. This parcel is located within the CVC PUD. Preliminary site plans were included in the packet showing use of the non-wetlands portion (1.73 acres) of the property for the proposed facility. ERWSD is requesting that CVC amend the PUD to permit the proposed use. The land is currently zoned as open space. The remaining 5.6 acres of the property will remain wetlands/open space.

Mr. Carey questioned the height restrictions on the planned facility and what impact it will have on the view corridor to CVC residents. Mr. Benedickt reported that the building should be required to go through the CVC design review process although CVC's design guidelines do not currently address commercial buildings. ERWSD's current plans are to construct the facilities in 2014.

Mr. Carey indicated the Boards will need to contact their respective attorneys to determine how to move forward on the PUD amendment request. Mr. Carey asked Ms. Brooks if ERWSD would cover the District's and Association's costs associated with the PUD amendment, including legal and professional fees. Ms. Brooks stated she would need to ask the ERWSD Board of Directors.

Ruth Borne explained that Eagle County representatives have consistently stated amending the PUD will not affect the CVC open space requirements.

Mr. Richardson asked if the Board was supportive of the concept. The Board indicated they need more information before being able to make a decision. Mr. Carey wants assurance from ERWSD that they will cover CVC's costs related to the PUD amendment.

It was also reported that ERWSD has purchased five lots for future plans to build administrative offices on the corner of Hillcrest and Highway 6.

Edwards Interchange

Mr. Campos presented plans for road detours for the Edwards interchange roundabout construction that is scheduled from March 15 to November 19,

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2010. Construction will not close access to CVC and there will be two lanes of traffic on the Edwards Spur Road at all peak traffic times.

The Board suggested placing signs stating “Private Roads, No Public Access, No Exit” beyond a certain point on Beard Creek Road and Hillcrest Road to take traffic pressure off the Gate House. Security will be increased during construction. The construction schedule includes a holiday work schedule to suspend construction during holiday weekends.

Lonestar Security will increase patrols at the back gate during construction times and work with the Club to get tee sheets to know who should be allowed into CVC. Once the new RFID system is in place, which is anticipated to be in April, the readers will be changed to only read the RFID’s and not transponders. Mr. Carey expressed concerns that CVC will not have control over the west gate since the system is tied into Cordillera’s system.

Mr. Campos stated the roundabout road improvements will be completed in 2010 with the landscaping scheduled to be installed in 2011. The Edwards Community Authority has sent out an RFP for landscape design architects and has received four proposals. Funding for the landscape installation has not been determined.

CVC PUD

Mr. Marcin presented a map of the property south of I-70 included in the CVC PUD, which includes the ERWSD property planned for expansion, Lake Creek Village, and other parcels.

Mr. Marcin stated the next step is to determine ownership of each parcel, what exactly is included in CVC PUD, and work through the mapping process. Marcin Engineering will provide a budget to complete the process. The original bid for the current map was \$1,000. Due to the complexity of the properties the project exceeded the budgeted amount and Mr. Marcin requested the District reimburse Marcin Engineering for the additional \$2,000 spent to develop the map.

The Board discussed the ability to be compensated by ERWSD for the costs incurred by the District for this project. Mr. Judge presented the fact that conveyance of the property south of I-70 needs to be completed during the process of conveying the roads and open space from the Club to the District/POA.

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By motion duly made and seconded it was unanimously

RESOLVED to approve moving forward on the process for the PUD Amendment for the facility expansion with Ruth Borne working with VAg and Marcin Engineering. The District will seek a contract with ERWSD for reimbursement of costs.

Accounts Payable

The Board reviewed the accounts payable listing. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the accounts payable list as presented with the addition of the Henry Bros. Electronics invoice for \$19,917.75.

Security Agreement

Discussion on the Agreement was tabled until the next month.

Financial Report

The February 28, 2010 financial reports were included in the Board packets.

Operations

Mr. Carlson has scheduled sweeping the roads. It was questioned whether there was an advantage to do crack sealing twice a year. It was agreed once a year was sufficient.

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 Metropolitan District Board of Directors this 16th day of March 2010.

Respectfully submitted,



Cheri Curtis

Secretary for the Meeting