
RECORD OF PROCEEDINGS

**Minutes of the Regular Meeting
Of the Board of Directors of
Cordillera Valley Club Property Owners Association
March 16, 2010**

The Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, 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 Metropolitan District.

Attendance

The following Directors were present and acting:

- Wally Carey
- Tim Benedickt
- Tom Marcin

The following Directors were absent:

- Carolyn McDevitt

Also in attendance were:

- Cordillera Valley Club MD
 - Emilie Egan
 - Brian Judge
 - Rick Pirog
 - Jay Morten
- 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 Property Owners Association was called to order by Mr. Carey, noting a quorum was present.

Potential Conflicts Of Interest Mr. Marcin reported that he is the principal owner of Marcin Engineering LLC which provides engineering services to Cordillera Valley Club Metropolitan District and/or Cordillera Valley Club Property Owners Association. The Board noted that Mr. Marcin may participate in discussions related to services his firm may provide to CVC and may vote in such matters, in compliance with his duties to the Association. The Board noted, for the record, that this disclosure is being made at this time with the intent of fully complying with laws pertaining to potential conflicts of interest.

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 Mr. Frigon has resigned from the POA Board. Board discussion on appointing a replacement was added to the agenda.

Minutes The Board reviewed the Meeting Minutes of January 16, 2010. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Meeting Minutes of January 16, 2010 as presented.

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.

Weber Parcel

The DRB has recommended that Mr. Weber re-vegetate his property with grass and provide water to the parcel for grow-in of the vegetation. In lieu of Mr. Weber bringing in a 500 gallon temporary water tank to irrigate the property, Mr. Marcin offered to allow Mr. Weber to use water from his

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adjacent property to establish the vegetation. The Board accepted the DRB's recommendation.

Edwards Interchange

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

DRB Report

Ms. Lord-Johnson presented the DRB report. The Board advised Ms. Lord-Johnson that they endorsed the DRB's recommendation to allow Mr. Weber to re-vegetate his property. Mr. Carey indicated the landscape needs to be completed by a professional.

Executive Session

By motion duly made and seconded it was unanimously

RESOLVED to enter into executive session at 10:56 a.m. to discuss contractual matters.

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The Board adjourned from the executive session at 11:22 a.m.

**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.

Financial Report

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

POA Replacement

It was noted the Board needs to appoint a replacement for Mr. Frigon's position, which will be up for election in July 2011. Ms. McDevitt's position is up for election in July 2010.

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 Property Owners Association Board of Directors this 16th day of March 2010.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting