
RECORD OF PROCEEDINGS

Minutes of the Member Meeting of Cordillera Valley Club Property Owners Association August 31, 2010

A Member Meeting of the Cordillera Valley Club Property Owners Association, a Colorado non-profit corporation, was held August 31, 2010 at 4:00 p.m., at the Cordillera Valley Clubhouse, 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:

- Walter Carey
- Art Greenfeder
- Bob Engleby

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 President on August 31, 2010, at 4:00 p.m.

Club Issues Based on recent financial correspondence from the owners of the Club at Cordillera, Joe Wilson, Cordillera Metropolitan District and Cordillera Property Owners Association Manager gave an overview of the advisory committee formation to investigate the options for acquiring the Club at Cordillera assets, if necessary.

Ed O'Brien who is on the advisory committee, stated the committee is investigating private options to acquire the assets. The committee plans to have a report for property owners by the end of September. The Advisory Committee has requested \$100,000 for independent legal counsel. Mr. Siegfried questioned how the committee can proceed without legal advice or financial information. Mr. Wilson stated although there are no attorneys on the committee, a group of pro bono attorney's have been advising the committee members.

Residents questioned how the committee could receive financial information without signing a non-disclosure and whether the Wilhelm Family Partnership would even provide financial information. Mr. O'Brien stated the committee is looking at dues options. With the Gypsum Creek Golf Course recently being sold to the Town of Gypsum, the committee is able to obtain some information on golf operations. The Wilhelm Family Partnership has a \$12 million loan with Alpine Bank for

RECORD OF PROCEEDINGS

Cordillera Valley Club Property Owners Association August 31, 2010 Member Meeting Minutes

the assets and an additional \$7.5 million which has been advanced by the owner for operating costs.

November Election Information was presented on the three issues on the CVC November ballot that would allow the District to issue bonds for the purchase of the Club assets and collect property taxes to cover a portion of the operating expenses. If CMD and CVCMD are successful in receiving voter approval at the November election, bonds could be issued for up to \$15 million to purchase the distressed assets. The voter approval is being sought as a last resort option to purchase the assets if all private options fail.

For Cordillera Valley Club, registered voters will first need to approve the issues on the November ballot and then a follow-up election will be held allowing all property owners to vote. It will take a simple majority of those voting to pass the election.

If the Club at Cordillera is purchased by the Metropolitan Districts, the courses would become public. Mr. Wilson explained that the District's would be able to set constraints on public play with preferential rates for tax paying residents. There was a question on segregating the assets and Mr. Wilson indicated that would be up to the owner.

Ballot Initiatives Mr. Marchetti presented information on Proposition 101, and Amendments 60 and 61, which are statewide initiatives that will be on the November ballot. Mr. Wilson and Mr. O'Brien provided additional information. The initiatives are believed to be presented by Douglas Bruce, who is in ardent opposition to all taxes in the State of Colorado.

Proposition 101 would eliminate the specific ownership tax and the State tax rate would be reduce from a rate of 4.63 % to 3.5%.

Amendment 60 is a constitutional amendment and relates to property taxes. State School Districts will be required to cut their operating property taxes in half if this amendment passes.

Amendment 61 would change the definition of debt for governmental entities and all debt would be restricted to a ten year repayment schedule which would make many public projects unattainable.

It was noted the passages of any or all of these initiatives could be detrimental to services provided by Governmental entities including CVCMD.

RECORD OF PROCEEDINGS

Cordillera Valley Club Property Owners Association
August 31, 2010 Member Meeting Minutes

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 31st day of August, 2010.

Respectfully submitted,



Cheri Curtis
Secretary for the Meeting

RECORD OF PROCEEDINGS

Cordillera Valley Club Property Owners Association August 31, 2010 Member Meeting Minutes

Members in Attendance:

- Suzie Apple 0001 Sanctuary Lane
- Sarah Baker 1914 Beard creek Trail
- Bart Barnett 0181 Spring Creek Lane
- John Batts 1710 Beard Creek Trail
- McKenna Berlanti 0119 Juniper Lane
- Jack & Judith Chain 0142 Spring Creek Lane
- Mary Margaret Clay 1656 Beard Creek Trail
- Stanley Dickerson 0349 Legends Drive
- Emilie Egan 0010 Sanctuary Lane
- Catherine Gassman 1912 Beard Creek Trail
- Arthur Greenfeder 1225 Beard Creek Trail
- John Gurash 0019 Pinnacle Point
- Jonathan Haerter 0854 Beard Creek Trail
- Amy Hermes 1848 Beard Creek Trail
- Matthew Hulsizer 0001 Spring Creek Lane
- Heather Hutto 0084 Legacy Trail
- Chris Hynes 0381 Legacy Trail
- Brian Judge 0106 Juniper Lane
- Paul Kessenich 0100 Legacy Trail
- Peter Kyle 0941 Beard Creek Trail
- John Mayer 0073 Juniper Lane
- Judith Meredith 0161 Legacy Trail
- William Mimeles 1916 Beard Creek Trail
- Joseph Morten 0235 Legacy Trail
- Janet Myers 0965 Beard Creek Trail
- Ed O'Brien 3 Properties
- Allison Navarro 0306 Legacy Trail
- John O'Brien 1665 Beard Creek Trail
- Mark Pancratz 0110 Spring Creek Lane
- Dennis & Sue Parker 0006 Sanctuary Lane
- Rick Pirog 0335 Legends Drive
- Deborah Shields 0062 Elk Run
- Julie Siegfried 0028 Legends Court
- Jane Sims 0101 Fall Creek Road
- Sharon Watson 0666 Beard Creek Trail

Others in Attendance:

- Joe Wilson, Manager CMD
- Robertson & Marchetti, P.C.
Ken Marchetti, & Cheri Curtis