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# RECORD OF PROCEEDINGS

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**Minutes of the Regular Meeting  
Of the Board of Directors of  
Cordillera Valley Club Metropolitan District  
January 18, 2011**

A Regular Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held January 18, 2011 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:

- Rick Pirog
- Barry Gassman
- John O'Brien
- Emilie Egan
- Jay Morten (By Telephone)

Also in attendance were:

- Cordillera Valley Club POA  
Tom Marcin, Art Greenfeder, Tim Benedickt, & Bob Engleby
- Operations  
Dan Carlson & Todd DeJong
- Robertson & Marchetti, P.C.  
Ken Marchetti & Cheri Curtis
- Others  
Patrick Wilhelm  
Sarah Baker  
Bob Vanourek  
Bruce Baumgartner  
David Bentley  
John Messervey  
Susan Apple  
Chris Hynes  
Frank Navarro (By Telephone)  
Kent Myers (By Telephone)  
Debby Shields (By Telephone)

**Call to Order**

The Regular Meeting of the Board of Directors of Cordillera Valley Club Metropolitan District was called to order by Director Pirog, noting a quorum was present.

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**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
01/18/11	7	3

**Agenda** The agenda was approved as presented.

**Minutes** The Board reviewed the meeting minutes of the December 21, 2010 meeting. Upon motion duly made and seconded it was unanimously

**RESOLVED** to approve the meeting minutes of the December 21, 2010 Regular Meeting as presented with Directors Egan, Gassman, Morten, O'Brien, and Pirog voting in favor of the resolution.

**Public Input** There was no public input.

**24 Hour Notice and Posting Locations** The Board reviewed the resolution designating the East Gate, the West Gate and the Cordillera Valley Clubhouse as the locations to post the meeting notices for 2011 with the CVC Clubhouse as the 24hour posting location. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the 24-Hour posting location as the CVC Clubhouse.

**Meeting Dates And Times** The Board reviewed the calendar for future meetings. By motion duly made and seconded, it was unanimously

**RESOLVED** to adopt regular meeting dates and times for 2011 as the third Tuesday of the month at 3:30 p.m. at the 9 Iron Grill.

**Conflict of Interest Resolution** Mr. Gassman distributed a proposed Conflict of Interest Resolution for the Board's review. It was agreed that the Board needs full disclosure from all Board members and the actions of a Board member cannot influence

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the other Board members' decisions. The Board requested that all board members review the resolution and forward comments to Mr. Gassman. Approval of the resolution was tabled until the February meeting.

Bob Vanourek joined the meeting at 10:15 a.m.

### **Amendment to Covenants**

Mr. Greenfeder presented an Amendment to the CVCPOA Covenants that he reported is strongly supported by the community. The group working to amend the covenants needs additional support from community and is requesting endorsement of the amendment from the District and the POA Boards. As a comparison, the covenant amendment adopted by the Cordillera Property Owners Association excludes the Lodge and grandfathered properties. The proposed CVCPOA covenant amendment would apply to all properties in CVC. Mr. Navarro questioned the Board endorsing the amendment without allowing property owners the opportunity to review and compare the CPOA and CVCPOA amendments. Upon motion duly made and seconded it was

**RESOLVED** to support the covenant amendment with Directors Egan, Gassman, O'Brien, and Pirog voting in favor of the resolution and Director Morten voting against the resolution.

Mr. Hynes requested the amendment prohibit leasing on a nightly basis. It was noted the Amendment to the Covenant does not limit the number of owners.

### **Berm**

Mr. Marcin reported that Carrie McDonald has been engaged by the District to work with CDOT to determine if constructing the berm in the CDOT right-a-way is an option. Ms. McDonald has made phone calls and left messages but has not received a response from CDOT yet.

Mr. Gassman has been working with Patrick Wilhelm on the revisions to the berm easement between the District and WFP and has also received no response. The Board discussed the email from Dr. Mellman questioning the Board's actions related to the funds spent on the berm to date. The Board discussed the invoices from VAG and the ability to obtain all of the District files. The Board recommended having Mr. Gassman and Mr. Pirog meet with Mr. Judge to obtain all the District documents.

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It was suggested hiring Pedro Campos to complete a peer review to verify the District has received all berm related documents from VAg. By motion duly made and seconded it was unanimously

RESOLVED to authorize Mr. Marcin to get a proposal to not exceed \$1000 from Zehren & Associates to have Mr. Campos review the berm documents with Directors Egan, Gassman, Morten, O'Brien, and Pirog voting in favor of the resolution.

### West Gate

Mr. Marcin met with Mr. DeJong to review the status of the project. The goal is to have the new security system operational by the February meeting.

It was questioned how the existing transponders will work with the new system and Mr. DeJong explained the new system will be able to read all devices. The Operations Committee will need to determine the procedures for replacing transponders with RFID cards.

### Security

Mr. Engleby suggested reducing security once the new system is in place to reduce costs. It was noted there is a benefit to having first responder services twenty-four hours a day. Discussion followed on security and the Board agreed there is a need to obtain input from the community through a survey. Mr. DeJong expressed his support for twenty-four hour per day security since security costs have already been reduced by \$60,000 through decreased services. Mr. Engleby stated additional drive-throughs around the community during the day to reduce speeding and protecting children would be his preference.

### Security Contract

The 2011 security contract was included in the Board packet and has been reviewed by Mr. O'Brien on behalf of the Operations Committee. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the 2011 Security contract as revised with Directors Egan, Gassman, Morten, O'Brien, and Pirog voting in favor of the resolution.

Mr. DeJong requested to be involved during the DRB meetings and to be more involved with members. The Board suggested including information on the security officers on the website. Mr. O'Brien, Mr. Engleby and Mr. Marcin agreed to serve on the security committee.

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**Accounts Payable** The Board questioned the invoices from VAg, Inc. By motion duly made and seconded it was unanimously

**RESOLVED** to approve the accounts payable as presented with the exception of the VAg invoices that will be reviewed by Mr. Pirog and Mr. Gassman with Directors Egan, Gassman, Morten, O'Brien, and Pirog voting in favor of the resolution.

**Operations** Mr. Carlson reported the waterline covers will be lowered when the weather permits. The Board directed Mr. Carlson to have UERWA look at replacing missing covers.

**Financial Report** Mr. Marchetti presented the December financial report. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the December 31, 2010 financial report 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 Metropolitan District Board of Directors this 18th day of January 2011.

Respectfully submitted,



Cheri Curtis

Secretary for the Meeting