
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Property Owners Association January 14, 2010

The Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held January 14, 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
- Carolyn McDevitt
- Tom Marcin

The following Directors were absent:

- Henry Frigon

Also in attendance were:

- Cordillera Valley Club MD
John O'Brien
Brian Judge
Rick Pirog
Jay Morten
- VAg, Inc.
Stephanie Lord-Johnson
- Robertson & Marchetti, P.C.
Cheri Curtis
- Operations & Security Personnel
Dan Carlson & Rick Adams

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

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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
01/08/09	0	0
02/12/09	0	0
03/12/09	2	0
04/09/09	0	0
05/14/09	0	0
06/11/09	0	0
07/09/09	2	0
08/18/09	1	0
09/15/09	1	0
10/20/09	0	0
11/17/09	0	0
12/15/09	0	0
01/14/10	0	0

Minutes The Board reviewed the Meeting Minutes of December 15, 2009. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Meeting Minutes of December 15, 2009 as presented.

Upcoming Meetings The Board reviewed the schedule for the 2010 meetings. The next meeting will be held on February 18, 2010. Due to a conflict with the Club at Cordillera, the March meeting will be held on Tuesday March 16, 2010.

Eagle River Meadows Lance Badger from Atira presented the proposed plans for the Eagle River Meadows development on the existing B&B Parcel. Plans include

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medical, wellness, and fitness facilities to grow the health tourism industry in the area. Mr. Badger is looking at federally funded options for the health and wellness facility. There are 204 residential units planned on the north side of the Eagle River and 140 residential units plus 260,000 square feet of commercial space on the south side of the Eagle River. A public trail system is included in the plans along with resident trails. The plans address preserving the Eagle River flood plain. Mr. Badger is looking for the Board's support for getting approval from Eagle County for an assisted living facility.

Eagle County has requirements for affordable housing in the development process that can be negotiated with added public benefits. The proposed development is in the sketch plan process with Eagle County.

Mr. Judge expressed concerns with height restrictions, roof material and roof pitches. Mr. Judge also questioned evening activities that could impact CVC residents. He stated the plan needs to provide community benefits for the entire Edwards area.

Financial Report The preliminary December 31, 2009 financial reports were included in the Board packets. Ms. Curtis was available for questions in Mr. Marchetti's absence.

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.

UERWA Water Tank Mr. Carey reported that UERWA is still working with the Forest Service and Eagle County to get the permits in place. The plans are still to start construction in 2010

Sewer Plant Expansion The Board discussed the parcel of land that is owned by the CVC Developer and is located to the east of the new building that is being constructed as an expansion of the existing wastewater treatment plant. The Board requested that Mr. Marcin to provide a proposal to review the boundaries of the property to protect Cordillera Valley Club's interest in the property.

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Operations Mr. Carlson reported Christmas trees are being picked up from residences for disposal. Monument lights are being replaced.

Public Safety The permanent gates are constructed and will be installed within the next ten days.

The new gate reader system will be installed in April to correspond with the timing of the same system that is being installed in Cordillera. The company is working with Mr. Adams to ensure the new system will read both transponders and RFI cards.

Mr. Adams reviewed with the Board security issues over the prior month. He also reported that there have been mountain lions sited in the area.

DRB Report Ms. Lord-Johnson continues to work with Mr. Benedickt on the street replacement lights. It was questioned why the fixture design and poles continue to change and Mr. Benedickt explained the technology is changing daily and the options continue to increase. The goal is to get the samples installed in early spring for residents to view and determine the desirable replacements

The compliance deposits refunds were approved for release.

The excavation equipment remains on Bernie Weber's lot. The Board agreed that Mr. Reynolds will be notified that unless the equipment is removed immediately, the Association will have the equipment removed and Mr. Reynolds will be responsible for the cost of moving and storing the equipment. The Association will continue to hold Mr. Weber's deposit for landscaping and gate repairs. It was noted the insurance company has the claim and should be making payment in a specific timeframe.

Ms. Lord-Johnson presented the 2010 proposal at the December meeting and questioned whether the Board had approved the contract. Mr. Benedickt is still working on getting additional proposals and hopes to present something at the February meeting.

Adjournment There being no further business to come before the Board at this time, upon motion duly made and seconded, it was unanimously

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RESOLVED to adjourn the meeting of the Cordillera Valley Club Property Owners Association Board of Directors this 14th day of January, 2010.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting