
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Property Owners Association December 20, 2011

A Meeting of the Board of Directors of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held December 20, 2011 at 3:40 p.m., at the Cordillera Metropolitan District Administrative Offices conference room, located at 0408 Carterville Road, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Kent Myers
- Tim Benedickt
- Art Greenfeder (By Telephone)
- Bob Engleby (Joined the meeting at 4:15 p.m.)

The following Director was absent:

- Tom Marcin

Also in attendance were:

- Robertson & Marchetti, P.C.
Ken Marchetti & Cheri Curtis
- Others in Attendance
Frank Navarro
Dan Mc
Neill

Call to Order

The Meeting of the Board of Directors of Cordillera Valley Club Property Owners Association was called to order by Director Benedickt, noting a quorum was present.

Potential Conflicts Of Interest

Director Myers reported that he is the owner of Airplanners, LLC, a consulting firm that provides services to Eagle Air Alliance. Cordillera Metropolitan District and Cordillera Property Owners Association have provided funding to Eagle Air Alliance and Director Myers works directly with Joe Wilson. The Board noted that Director Myers 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 these disclosures are being made at this time with the intent of fully complying with laws pertaining to potential conflicts of interest.

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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
02/15/11	4	1
03/15/11	10	1
04/19/11	8	1
05/17/11	7	2
06/21/11	7	1
07/19/11	4	1
08/16/11	6	1
09/20/11	0	0
11/15/11	0	1
12/20/11	1	0

Public Input Mr. Navarro questioned the status of the Club. It was reported there is no activity with the Club to report.

Minutes The Board reviewed the meeting minutes of the November 15, 2011 Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the meeting minutes of the November 15, 2011 Meeting as presented.

Accounts Payable The Board reviewed the accounts payable list. The Board agreed to issue a replacement check to VAg with the endorsement that releases the POA only from any further litigation. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve payment of the accounts payable list as presented.

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Financial Report

The November 30, 2011 financial report was included in the packet. Mr. Marchetti stated Rick Pirog reported there are three properties under contract and at least two of the properties are expected to close in the near future.

The 2012 budget was approved at the November meeting and mailed to all property owners with the Annual Meeting packet.

Annual Meeting

The Board discussed the agenda for the annual meeting and agreed to report on the PUD amendment at the Annual Meeting.

Mr. Marchetti confirmed that Robertson & Marchetti will be handling set-up for the meeting, perform the check-in procedures, and prepare the minutes from the meeting. Dan McNeill will be introduced to the property owners at the meeting. McNeill Property Management will take over effective January 1, 2012.

ERWSD Acquisition of Tract W-2

Director Benedickt reported ERWSD requested a lease on Tract W-2. They would like to use Tract W-2 to meet their building requirements. The CVCPOA Board representatives have negotiated a two-year license for wetland mitigation and an easement on Tract W-2 for construction requirements on Tract W-1. There are stipulations in the agreement to protect CVC's views related to lighting and building height limits. Director Benedickt has requested that all legal costs and expenses be covered by ERWSD.

Director Benedickt also reported he is negotiating with UERWA to receive free irrigation water for CVC landscaping areas as partial consideration for the easement they want on Tract W-2. It was also reported that UERWA has decided to not plant Juniper trees around the new water tank. The Board agreed to have Director Marcin send a letter questioning the status of the trees around the water tank site.

The agreement includes a provision for access to forest service property. The Board agreed access to the water tank should only provide a turn-around area with no parking or vehicle access except for ERWSD service vehicles.

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Adjournment

There being no further business to come before the Board at this time and 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 20th day of December, 2011.

Respectfully submitted,



Cheri Curtis
Secretary for the meeting