
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Executive Board of Cordillera Valley Club Property Owners Association

April 12, 2007

The Regular Meeting of the Executive Board of the Cordillera Valley Club Property Owners Association, Eagle County, Colorado, was held April 12, 2007 at 8:30 a.m., at the Chaparral Restaurant 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 Executive Board of the Cordillera Valley Club Metropolitan District.

Attendance

The following Directors were present and acting:

- Wally Carey
- David White
- Henry Frigon

The following Directors were absent and excused:

- Bart Barnett
- Tom Marcin

Also in attendance were:

- Robertson & Marchetti, P.C.
Ken Marchetti & Kara Fraser
- Cordillera Valley Club Property Owners Association
Kent Myers, Brian Judge, Emilie Egan and John O'Brien
- Operations & Security Personnel
Dan Carlson & Rick Adams
- VAg, Inc. and Marcin Engineering
Pedro Campos
Stephanie Lord-Johnson
- Sonnenalp Fine Gardens
Kathleen Stephanoff
- Neils Lunceford – Master Plan
Kim Kramer
- Property Owners
Ted Leach
Debby Shields
Suzi Apple

Call to Order

The Meeting of the Executive Board of Cordillera Valley Club Property Owners Association was called to order by the Chairman, noting a quorum was present. The meeting was held in joint session

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with the Executive Board of the Cordillera Valley Club Metropolitan District.

A speaker phone conference call was established to permit property owners interested in attending the meeting by phone to participate.

Potential Conflicts Of Interest

Director Marcin reported that he is the principal owner of Marcin Engineering LLC which is providing engineering services to Cordillera Valley Club Metropolitan District and/or Cordillera Valley Club Property Owners Association. Director Marcin reported that although the law permits him to discuss and vote on consideration of matters related to the engagement of Marcin Engineering LLC, he intends to abstain from discussion of this matter unless requested to present information and he intends to abstain from all votes on this matter unless his vote is needed for a quorum on the issue to be decided. The Board noted, for the record, that this disclosure is being made restated at this time with the intent of fully complying with laws pertaining to potential conflicts of interest.

Changes to Agenda

The Board reviewed the agenda and the following items were added:

- Presentation by Kathleen Stephanoff from Sonnenalp Fine Gardens

Minutes

The Board reviewed the Regular Meeting Minutes of March 8, 2007. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Regular Meeting Minutes of March 8, 2007 with minor changes.

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
01/11/07	2	0
02/08/07	2	0
03/08/07	1	0
04/12/07	3	1

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05/10/07

06/14/07

07/12/07

08/09/07

09/13/07

10/11/07

11/08/07

12/13/07

East Entrance Landscape Improvements

Ms. Stephanoff from Sonnenalp Fine Gardens discussed plans to landscape the area around the east entrance to bring out the full potential of the entrance. Ms. Stephanoff recommended adding mature trees and large shrubs around the beds to add contrast and backing to the existing flower beds. The landscaping will include color, but also contain natural shrubs found in the area that will survive the dry climate.

The Board reviewed the Sonnenalp Fine Gardens proposal. Upon motion duly made and seconded, it was unanimously

RESOLVED to authorize \$250,000.00 (to be funded jointly by CVCMD and CVCPOA) to be spent by June 15, 2007 for landscape improvements with a primary focus on the east entrance and with other landscape improvements on both sides of the road up to the parking area with the appointment of a committee consisting of Brian Judge, Kent Myers, Emilie Egan, Dan Carlson, Kathleen Powers, Kim Cramer and Stephanie Lord-Johnson to oversee the project to ensure the money is spent wisely.

Landscape Master Plan

Ms. Kramer reviewed the results of Phase I of the Landscape Master Plan. The survey response highlighted four areas that the community would like to see improved: landscape, amenities, connections, and infrastructure.

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The next Phase of the project is to incorporate those goals into a physical plan that can be implemented over time as funding becomes available. Ms. Kramer will start on the next Phase of the Master Plan and work with the DRB to develop a unified vision. Ms. Kramer was invited back to the July meeting for an update.

The Board reviewed the Master Plan Phase II proposal. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the next Phase of the Landscape Master Plan.

Design Review Board

Ms. Lord-Johnson is working on revisions to the DRB guidelines and will incorporate graphics to make the guidelines clear. Mr. Judge suggested having landscape architects assist with drafting the landscape guidelines in exchange for being placed on a list of preferred providers for the CVC community. Ms. Lord-Johnson will coordinate with Ms. Kramer to make sure the Design Guidelines are consistent with the Landscape Master Plan.

Sound Mitigation and Landscape Project

Mr. Campos from VAg, Inc. gave an update regarding the sound mitigation and landscape project and the PUD amendment process. The Eagle County Planning Commission hearing for this project will be held at 3:00 pm on Wednesday, April 18, 2007 and community support is encouraged. The County Commissioners hearing is scheduled for May 1, 2007.

Operations Report

Mr. Carlson reported Mountain Maintenance is in the process of crack sealing the roads and completion is scheduled for mid-April. Mr. Carlson brought to the Board three proposals for approval.

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- A-Peak Asphalt, Inc. bid for infrared asphalt patching for \$9,585.
- Colorado Vegetation Management bid for weed control on 28 lots for \$48 each for a total amount of \$1,344.
- Colorado Vegetation Management bid for the weed control on land along the roadside for \$3,150.

Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the above described proposals from A-Peak Asphalt and Colorado Vegetation Management.

Mr. Carlson reported related to storm drainage there are a few culverts that he would like Mr. Marcin to look at and give his opinion.

Public Safety Report

Mr. Adams reported a security issue concerning the weight room. It appeared that young adults entered the club weight room after hours and broke some of the weights. The security for this building needs to be addressed.

Mr. Adams received \$400 in fines from members that had violated some of the rules.

The new gate transponder system has been ordered. This new gate system will have the ability to limit transponders access to certain times of the day.

Financial Report

The Board briefly reviewed the financial report included in the packet. There was a request for an analysis of the increases in the operations costs over the past several years and a request to create a chart of the Real Estate Transfer Assessment comparing collections this year with past years. Mr. Carey also offered to work with Ms. Suarez to create a report of recent real estate sales.

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 Executive Board this 12th day of April 2007.

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Respectfully submitted,



Kara Fraser
Secretary for the meeting