

CORDILLERA METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
FRIDAY, SEPTEMBER 16, 2016
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Regular Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held on Friday, September 16, 2016 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present: Robert Egan, President
Judith McBride, Treasurer
David Davies, Secretary
Kitty George, Assistant Treasurer & Assistant Secretary

Absent: David Bentley, Vice-President

ALSO PRESENT

CPOA Board Members: Ed Shriner; Nanette Kuich, Larry Brooks and Lois Bruce

Others Present:

Rachel Oys, General Manager; Scott Proper, Finance Director; Berniece Gutierrez, Human Resources and Administrative Services Manager; Jaime Walker, Communications Manager; Trevor Broersma, Facilities & Operations Manager; Tracy Stowell, Executive Coordinator (via telephone); Jason Cowles, Eagle River Water and Sanitation District.

CALL TO ORDER

Director Egan called to order the Regular Meeting of the Cordillera Metropolitan District at 8:36 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Director Egan noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.

All board members acknowledged receiving notice of the regular meeting at least 72 hours in advance. No conflicts of interest were noted.

APPROVAL OF AGENDA

September 16, 2016 Regular Meeting Agenda

Director McBride moved to approve the September 16, 2016 Regular Meeting Agenda. Seconded by Director Davies.

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Upon motion duly made and seconded, the Board voted unanimously.
Approved the September 16, 2016 Regular Meeting Agenda.

APPROVAL OF MINUTES

July 15, 2016 Regular Meeting Minutes

Director Davies moved to approve the July 15, 2016 Regular Meeting Minutes. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously.
Approved the July 15, 2016 Regular Meeting Minutes, as presented.

APPROVAL OF MINUTES

August 10, 2016 Special Meeting Minutes

Director George moved to approve the August 10, 2016 Special Meeting Minutes. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously.
Approved the August 10, 2016 Special Meeting Minutes, as presented.

APPROVAL OF MINUTES

August 19, 2016 Special Meeting Minutes

Director McBride moved to approve the August 19, 2016 Special Meeting Minutes. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously.
Approved the August 19, 2016 Special Meeting Minutes.

PUBLIC INPUT ON NON-AGENDA ITEMS

Audience member asked how long the community plans to proceed with the opposition to the sale of the Lodge & Spa at Cordillera.

Response: The Eagle County Board of County Commissioners (BoCC) will hear our Appeal of the Director of Community Development's interpretation of the Cordillera PUD as it relates to the impending sale of the Lodge & Spa at Cordillera to Concerted Care Group on Tuesday, September 20 at 4 p.m. The BoCC can affirm, reverse or modify the director's interpretation. We will await a decision from the BoCC before deciding further actions.

CMD ANNOUNCEMENTS/UPDATES/ACTION ITEMS

Financial Statements

General Manager Oys introduced Scott Proper, the new Finance Director. He joins the team September 21. A brief update was provided regarding the financial, year to date expenditures, RETA and delinquent accounts- all of which systems and process are under review and will be improved in the coming months.

\$150, 000 is allotted for legal fees for the appeal of the Director of Community Development's interpretation of the Cordillera PUD as it relates to the impending sale of the Lodge & Spa.

Trailer Parking

General Manager Oys provided an update that on July 12, 2016, Eagle County Community

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Development Managing Director, Bob Narracci, issued a letter regarding the permitted uses of the trailer parking area and found that “In summary, the PUD Guide is simply not clear and does not connect the dots between what may have been intended and the actual approved PUD Guide language as it related to parking. The PUD Guide and the Eagle County Land Use Regulations do not define what constitutes a 'Parking Structure', or 'vehicle', and whether or not that term includes trailers. The PUD Guide does not define whether or not the Parking Structure is intended for short term, or extended parking/storage of vehicles. Accordingly, and after considerable research, contemplation and legal counsel, I have concluded that the currently governing PUD Guide is simply not clear on the matter of trailer parking. Accordingly, I have been advised that Eagle County cannot bring a successful action to cease any parking operations occurring on Parcel E-1 through its zoning enforcement authority. Any such action will have to be brought by affected parties through a civil action.”

In an effort to reach an amicable solution with Rothkopf and to improve the aesthetics, safety and capacity of the trailer parking for the community, staff are proposing to regrade the area, expand the berm, add an access gate and explore fencing/landscaping. Initial estimated costs are \$20,400. A grading permit is required and will be submitted to Eagle County for review. Rothkopf has offered to pay \$10,000. Ideally the project will be completed this fall, weather dependent.

The Board directed Operations Manager Broersma to get full cost estimates and then ask Rothkopf to split the full cost. Board members also directed staff to have Rothkopf and Eagle County Community Development issue a letter of agreement stating that the proposed trailer parking satisfactorily meets the PUD.

Director George moved to approve proposed site changes to the trailer parking area with discussed direction. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously.

Approved the proposed trailer parking with discussed changes.

Water Fund

Jason Cowles from Eagle River Water and Sanitation District (ERWSD) presented a history of the water fund and a brief discussion of the 2009 Master Plan from ERWSD. The water fund currently has a \$2 million balance. ERWSD contracted with SGM provide and updated report with revised recommendations from the 2009 Upper Eagle Regional Water Authority Water Master Plan Update (UERWA WMP Update) with new fire flow and storage information and related capital improvement projects for the Cordillera area only. The report also provides updated planning-level construction costs for fire flow related recommendations.

After review of the Master Plan, storage and pipe size, Cowles believes fire flows are over stated. He recommends a new tank for the entire west side on Gore Trail to meet emergency requirements as well as upsizing the water main to protect the system from negative pressure, collapsing and introduction of contaminated water into the system. No capital projects are recommended for 2017 at this time. ERWSD will be making improvements to the well head, well houses and Winchester Trail. ERWSD will discuss a recommendation regarding the potential to sunset the monthly water surcharge. In addition, ERWSD, SGM and CMD will develop criteria to be reviewed annually the summit water main upgrade and tank storage.

JOINT CMD AND CPOA ITEMS

Appeal and Board of County Commissioners' Hearing

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Alan Pogue, legal counsel, discussed the topics related to the appeal and County Commissioner hearing, which is scheduled for September 20. The boards discussed the proceedings format, timeline, ADA special counsel, affidavits submitted on our behalf and a possible need for a special meeting before October 21, 2016 pending the BoCC decision..

Supplemental information was submitted to the county on Monday, September 12 further outlining CMD/CPOA positions and arguments. All submissions have been shared with the community and weekly updates continue. Residents of the Cordillera Community are encouraged to attend the County Commissioners hearing to participate in the public process and make their views known. We understand that time for public comment may be limited, so anyone who wishes to speak should plan on making their comments in a concise and straightforward manner. Finally, we encourage all who speak, to be respectful not only to the County Commissioners, but to all parties and individuals participating in the hearing.

Rachel Oys, Ed Shriner, Bob Egan, Tom Wilner (via phone) and Jens Werner (representing Cordillera) met with Ed Stoner, Scott Miller and Mark Wurzer (representing the Vail Daily Editorial Board) to provide concise communication face to face, convey the position of the CMD and CPOA Boards, and create/foster a positive relationship with the Vail Daily.

2017 Draft Budget

Rachel Oys, General Manager, presented the 2017 planning budget calendar followed by a discussion on personnel benefits including medical, dental and vision. Hays, the District's insurance broker, is actively pursuing quotes from other providers to avoid a 38% increase. General Manager Oys discussed the benefits of a level funded plan with Cigna and the long term goal be on a partially funded plan. A summary was provided for wages, merit and key departmental highlights. All of which will be more thoroughly discussed at the budget hearing scheduled for October 21, 2016. The projected 2017 budget was included in the board financials.

ADMINISTRATIVE/LEGAL UPDATES

- A special board meeting is scheduled for Thursday, September 22 to tour CMD and CPOA facilities and review the draft 2017 capital improvement projects.
- We need 100 orders for Supra Boxes before we place the order. We currently have very few orders.
- Project update: Black Bear clean-up will be accomplished with pile burning through winter. The project is estimated to cost \$15,000. Additional information will be forthcoming.
- The curb improvements at the Ranch gate will be completed by CMD Community Operations staff.
- ATV vehicles are not allowed on the roadways nor on the trails. Signage needs to be installed.

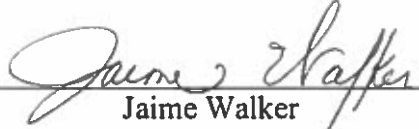
ADJOURNMENT

Director George moved to adjourn the Regular Meeting of the Cordillera Metropolitan District.
Seconded by Director Davies.

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Upon motion duly made and seconded, the Board voted unanimously to
Adjourn the Regular Meeting of the Cordillera Metropolitan District at 12:02
p.m. on Friday, September 16, 2016.

Respectfully submitted,


Jaime Walker
Communications Manager