

CORDILLERA METROPOLITAN DISTRICT
SPECIAL BOARD MEETING MINUTES
TUESDAY, OCTOBER 24, 2017
408 CARTERVILLE ROAD, CORDILLERA, COLOARD

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held Tuesday, October 24, 2017, in accordance with the applicable statues of the State of Colorado.

ATTENDANCE

Present: Bob Egan, Treasurer
David Bentley, Secretary
Kitty George, Assistant Treasurer/Assistant Secretary
Via phone Judy McBride, President
David Davies, Vice President

ALSO PRESENT

CPOA Board Members: Ed Shriner, Larry Brooks, Rick Smith, Jerri More (by phone).

Others Present:

Alan Pogue, legal counsel; Rachel Oys, general manager; Joe Helminski, recreation director; Trevor Broersma, community operations director; Kirk Pliske, public safety director; Aubrey Lewis, recreation assistant manager; Jaime Walker, communications manager; Tracy Stowell, executive coordinator; Steve Thompson, Thompson Financial; Andrew Larson, CFOS Systems. and 5 members of the public.

CALL TO ORDER

Director McBride called to order the Special Meeting of the Cordillera Metro District at 8:36 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATIONS

Director McBride noted for the record a quorum was present to conduct the business of the Cordillera Metro District.

Since Director McBride was on the phone, she delegated the chair to Director Egan.

ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCEMENT OF THE MEETING

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

APPROVAL OF AGENDA

Director Bentley moved to approve the Special CMD board meeting agenda for Tuesday, October 24, 2017. Seconded by Director George.

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

Approved the October 24, 2017 Special Meeting Agenda.

APPROVAL OF CONSENT AGENDA ITEMS

Approval of September 22 and September 29 Regular Meeting Minutes

Changes to the minutes include noting that the Air Alliance is a 501c3; CPOA's approval of combining Red Draw Lots 14, 15 and 16 was approved pending CMD's decision to sell a parcel to make contiguous; and, the addition that the CMD board's decision to not proceed with the Rule 106 appeal.

Director George moved to approve the September 22 and September 29, 2017, Regular Meeting Minutes with the changes noted above. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously. **Approved** the September 22 and 29, 2017, Regular Meeting Minutes.

PUBLIC INPUT

Nancy Alexander, 101 Red Draw, had several concerns regarding budget items. The shuttle service was provided in the past, but it was never financial feasible. She believes most people would prefer to use their own car. The coffee maker at the post officer is a good idea, but she thinks that \$18,000 is a lot of money. The lockers at the athletic center are not used except to hang coats by most that use the facility. The district owning horses was tried once several years ago, but it was too expensive to maintain the horses; she suggested working with Bearcat to teach people to ride. The use of the Short Course is difficult to determine because people can walk on at any point; she wondered what the plan was for its long-term operations. She asked about the outsourcing of the overnight shift for public safety and of the finance director and why an extra \$25,000 was allocated for communications.

Director Shriner, General Manager Oys and Public Safety Director Kirk Pliske responded to her questions. The shuttle service and the coffee machine for the café were removed from the budget. Discussions with Troon thus far have been to return to the 2016 operations model for the Short Course. The outsourcing of the finance director position is temporary, because the recruitment process was unsuccessful in finding qualified candidates. CFO Systems provides some needed expertise and will process back-logged accounting. Retaining the company is not the intended long-term fix. The night shift for public safety was outsourced, because, again, recruiting for the position was unsuccessful; in fact, no application was received and existing staff was burdened with overtime and burn-out. Citadel officers will be consistent, wear Cordillera uniforms and be trained on Cordillera procedures. All summer, communication and marketing were emphasized by the community. There is a placeholder in the budget for a marketing assessment and for implementation; another \$15,920 is for branding photos and videography.

Director Shriner noted that he received emails for public input which are summarized below.

Joel and Lanie Edinberg, 610 Andorra, had similar concerns to Mrs. Alexander's. They urged CMD spend money on the appeal. The letter is attached for the record.

Chris and Paige Cumming, 21 Pikes Way, had a question regarding the Metro District purchasing horses.

Scott and Terri Glasser, 340 Elk Spring Trail, sent an email to Director Shriner expressing their concerns about the wildlife population in the community. They highlighted a lack of red tail hawk, fox, coyote, deer and porcupine, among other. Director Shriner sees a lot of wildlife, but noted that the elk herd has declined. Public Safety Director Pliske explained that the elk herd is down statewide and the Colorado Department of Parks and Wildlife is conducting research to determine the cause. Director Shriner also noted that he talked with Troon regarding their turf management practices and confirmed that their fertilizers are organic, they do not use fungicide or herbicides. Poisons that are used to control the vole population do not persist in the environment and impact predator species.

JOINT ITEMS

2018 CMD Budget

Director Egan open the CMD budget discussion addressing the line item to purchase horses.

General Manager Oys reviewed the reasons why horses were included as a cafeteria option in the equestrian center budget which included increasing property owner interaction with the facility, improving staff morale by diversifying responsibilities, providing increased programming to the community as well as to valley residents and reinforcing the western heritage at the entrance of the community. Adding the horses will not change the insurance coverage amounts as the District already has the highest level of coverage. A business plan will be developed.

Director Bentley encouraged support of the program noting that the administration should explore the programming possibilities and develop the business plan. There has been a decline in Cordillera-owned horses and this may induce future demand. Since Dominique's return, people from outside the community are raving about the facility.

Director George reinforced the point that the facility is part of the western heritage and something the community wanted kept. She pointed out that Bearcat is at capacity and does not have the interest in teaching people to ride; they have a different business model. She further wanted to see the topic be presented in the community survey.

Director Davies considers the line item a placeholder, or pilot, until a business plan can be developed where demand for the service and profitability is demonstrated.

Director Bentley moved to include the purchase of horses as a pilot program for the Cordillera Equestrian Center in the Cordillera Metro District 2018 budget. Seconded by Director George.

Upon motion duly made and seconded, the Board unanimously **Approved** the placeholder for the purchase of horses.

The next topic of discussion was health insurance for CMD employees. General Manager Oys explained that staff was able to negotiate a 16 percent increase in premiums. Benefits total \$440,996 for health, dental and vision; employees with spouse and/or family will continue to make contributions. For 2018, there are 41 employees budgeted on the insurance plan; in 2017,

27 employees were budget with 38 employees actually enrolled. The District is a level funded plan and it will likely shop for other types of plans in 2019. As annual performance evaluations occur, employees will be provided a total compensation statement.

Director Smith pointed out 2017 was an unusual year for claims as the District has eight large claims accounting for approximately 80 percent of insurance costs. The Rocky Mountain Region has the highest health care market in the United States so the District should not lag in coverage.

Director McBride asked if there were wage adjustments for 2018 like there were for 2017. General Manager Oys explained that FreeForm Consulting did a wage comparison last year, so adjustments were made in specific departments accounting for approximately \$40,000 in adjustments. This year there are minor change in wages accounting for only \$13,000 to \$15,000 in adjustments. The goal is to stay competitive but not be outside the market when compared to the rest of the valley and the Mountain States Employers Council. A 3.5 percent merit pool was included in the budget.

Directors Egan, Shriner, McBride and Legal Counsel Alan Pogue discussed the need for budgeting for legal expenses in light of the CSMN Investments lawsuit. Each of the entities has their own insurance company which will assign counsel. If the District and/or Association so choose, they can hire and pay for all or a portion of additional counsel. It was remarked that a budget amendment could be made at a later date when more was known.

Director McBride asked Steve Thompson, financial consultant, if the mill levy went up. He explained that the final numbers will not be available until December. The assessed valuation (AV) for the operations and CMMD debt went down 3.3 percent and 4.9 percent, respectively. CMMD Debt AV went up 4.1 percent. All Eagle County AV's were impacted on the downside because the assessment rate on residential property was changed from 7.96 percent to 7.20 percent a 9.5 percent decrease. If the net change in AV was down it is because the increase from the county wide reassessment done every two years did not exceed the decrease in the assessment rate.

Director Egan opened the CMD public budget hearing at 9:32 a.m.

Nancy Alexander, 101 Red Draw, suggested putting a placeholder in the budget for legal expenses.

Legal Counsel Pogue and Director Egan explained that the insurance companies would cover expenses unless the District/Association wanted different counsel and it was too early in the process to have an idea of possible legal costs. General Manager Oys pointed out that there is \$206,000 in legal fees in the budget.

Director Egan closed the CMD public budget hearing.

Director George moved to approve the resolution summarizing expenditures and revenues for each fund and adopting a budget, appropriating sums of money to each fund in the amounts and for the purposes set forth herein, and levying general property taxes for the year 2018 to help

defray the costs of government, for Cordillera Metropolitan District, Eagle County, Colorado, for the calendar year beginning on the 1st day of January, 2018, and ending on the last day of December, 2018. Seconded by Director Bentley. Upon motion duly made and seconded, the Board unanimously **Approved** the Cordillera Metro District 2018 budget.

CPOA Budget

General Manager Oys continued the conversation by outlining changes in the CPOA budget and follow up items since the September 22 and September 29 meetings which are highlighted after the minutes and presentation.

Director Smith asked to address the healthy forest increase; he also urged consistent communication on the Douglas Fir Beetle so property owners know what they have to do to protect their trees. Public Safety Director Pliske explained how the Douglas Fir Beetle has been found within Cordillera and already claimed large Douglas Fir trees near the Trailhead. The Pine Beetle epidemic from years past cost the community millions of dollars to address. Public safety is hoping to combat the Douglas Fir Beetle with three main tactics to hopefully reduce the beetles impact on the community and therefore minimize long-term costs. They are working with the Forest Service on this issue. For individual homeowners, pheromone packets will be available at minimal costs.

General Manager Oys discussed the CPOA capital improvements budget, pointing out that several items are placeholders for future board discussion.

Director Smith asked Recreation Director Helminski about the keyless locker locks. Helminski explained that the existing locks do not function, often getting jammed, which is a constant concern for property owners. Director Smith pointed out that the keyless locks will be a permanent solution as they are simple to operate and do not require keys that could get lost.

Community Operations Director Broersma explained the estimate for the Short Course water feature and irrigation pond construction. He met with Alliance Golf (who did the Summit pond relining in 2014 for Troon). The initial quote was \$300,000, but after walking the property it was determined that significant cart work by pond three will be needed and the culvert by pond three is mostly crushed. The cost for the project is \$335,000 with a contingency for remobilization in the spring, if needed. Broersma worked with this company previously; they offered the best price and have solid reputation for quality work.

Director George asked if money from the water fund could be used for this project. Directors Egan and McBride and Counsel Pogue pointed out that the water fund money needed to be for “public benefit” and some of the Water Fund is earmarked to Eagle River Water and Sanitation District for water plan projects that benefit Cordillera.

Director Shriner urged cooperation and a partnership between the CMD, CPOA and Kensington to pay for the work. Only pond four is for irrigation of the Short Course; the other three ponds and spillways are aesthetics. Directors George, Bentley and Shriner will attend a Kensington meeting in the coming days.

Management of the fishing parcel was discussed. The fishing program will be put out to RFQ. Director More asked why fishing was outsourced initially. The employee, who was also a guide, resigned.

At the previous meeting Director Brooks asked if the land around the Short Course maintenance facility could be used. DRB administrator and Community Operations Manager Broersma explained that parcel B is open space and contains the maintenance building and the Grouse on the Green. Its permitted uses are community recreation including a par three golf course, golf course and recreation maintenance facility. Parcel C is the Short Course. Parcel D is the Kensington neighborhood. Permitted uses within C and D include Helipad, community recreation including indoor/outdoor with food and beverage service, teaching facility, pro shop, etc., community safety, service, golf maintenance and administrative facilities, and a par three golf course for recreational use in conjunction with parcels B and D. Map included after the minutes.

Director Grier at the previous meeting requested an aerial overlay of the Trailhead project from Reardon Pools. John Herr, Reardon Pools, will not come back to complete drawings unless Reardon Pools is selected as the contractor. The estimate remains the same with the exception of expanded concrete sitting areas. Director Shriner stated that this line item should be included in the budget as the work will be needed.

Director Shriner then asked about the Vail Gondola liabilities and requested that the Vail Gondola Club be included in the Association's balance sheet. Recreation Director Helminski advised that until all authorized memberships are sold, two new memberships from the association will be sold for each resigned membership sold. Additionally, each member has acknowledged, upon purchase of a membership, that in the event that the club ceases operation at some point in the future, for whatever reason, there are not funds reserved to refund initiation fees and the members may not receive any refund of initiation fees upon the club ceasing to operate.

The Vail Gondola Club name change was discussed. Director More urged incorporating Cordillera but not eliminating "Vail." Recreation Director Helminski pointed out that the VGC advisory committee, comprised to two non-Cordillera owners and one Cordillera property owner, do not support a name change at this time as the reasons that it was changed five years ago remain. The one Cordillera property owner on the committee was a stronger proponent of adding Cordillera back into the name. Director Bentley reminded all that the name change was made to attract non-Cordillera members and to take away the stigma from the bankruptcy and the associated lawsuit.

Director Shriner shared that he and Director Smith meet with Michael Henritze and Jack LoBiondo from Troon to discuss ways to support each other. The Club wants continued fishing rights and shared that the Short Course was an asset.

There was discussion about the annual assessment rate and whether it should be discounted for on-time payment. Directors Brooks and Shriner contended that if the CPOA needs the full \$2800 then there should not be an early payment discount. By removing the discount, funds will aid in

covering capital improvements. Directors More and Egan pointed out that this will appear as a 10 percent increase as many people took advantage of the discount.

Director Bentley moved to approve the Service Agreement as presented. Seconded by Director George. Upon motion duly made and seconded, the Board unanimously **Approved** the Service Agreement.

Requests for Combining Lots/Vacating Lot Lines

General Manager Oys expressly indicated that CMD is considering the Grisoni request and will likely call an executive session at a later date for further consideration.

EXECUTIVE SESSION

11:15 a.m. Director George and Director Bentley moved to enter into Executive Session pursuant to Section 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice from legal counsel with respect to pending litigation filed by CSMN.12:45 p.m. Director George and Director Bentley moved to conclude Executive Session

Present: Ed Shriner, Rick Smith, Larry Brooks, Jerri More (via telephone), Rachel Oys, Alan Pogue, Lew Harstead (via telephone) and Tom Wilner (via telephone).

No action was taken in executive session.

ADJOURNMENT

Director Bentley moved to adjourn the Special Meeting of the Cordillera Metro District. Seconded by Director George. Upon motion duly made and seconded, the Board unanimously agreed to **Adjourn** the Special Meeting of the Cordillera Metro District at 12:47 p.m. Tuesday, October 24, 2017.

Respectfully submitted,

J a i m e W a l k e r

Jaime Walker
Communications Manager

Jaime Walker

Subject: FW: Email regarding Special Meeting for Proposed Budget Items

From: Lainie Edinburg <egelow@aol.com>

Date: October 20, 2017 at 4:31:11 PM MDT

To: bbaumgartner@centurytel.net, bob@egan-texas.com, davidreesdavies@gmail.com, dcbski@gmail.com, kittyjgeorge@gmail.com, edshriner@gmail.com, smith.rallan@gmail.com, lwbrooks@comcast.net, jerralynsmith@gmail.com, mgrier@wardengrier.com, apogue@isp-law.com, roys@cordillerametro.org, input@cordillerametro.org

Subject: Email regarding Special Meeting for Proposed Budget Items

To CMD and CPOA Board Members,

We are writing this email to let you know our thoughts and concerns about some of the following proposed budget items we have heard about which we strongly oppose. In the past, the proposed budget was sent out to the community well enough in advance so that it could be thoroughly reviewed by those people interested well in advance of the public meeting. It really seems that this community seems to have "lost it's way" to try to provide hotel like amenities to improve "guest services" when this is a residential community with no "guests."

1. There is a proposal for the CMD to purchase 3 horses for rental purposes. We don't understand why the CMD would want to be in the horse rental business when Bear Cat Stables has done a great job for any horse rental needs of the Cordillera Community for the last 20+ years.

We believe the equestrian center had a "rental" horse(s) a number of years ago. The horse wasn't heavily utilized and there were potential liability issues. Why would the CMD want to even consider making that mistake again?

2. There is a proposal for the purchase of approximately \$ 18,000 for a Cappuccino machine for the Cafe/Post office. Coffee is currently available at the Post Office and there is really no need for this community to pay for an expensive Cappuccino machine.

3. There is a proposal for \$ 26,000 to install combination locks at the Summitt Athletic Club to enhance the "guest" experience. Joel regularly uses the SAC and he nor anyone else even bother to ever lock their locker or if they do, a key is sufficient.

4. There is a reference to a Shuttle Service which we assume is to the Ski Slopes which has already failed a number of times

in the past 17 years. This service is extremely costly and was hardly used by the community who prefer to drive their own cars to the slopes.

We have been permanent full time residents of this Cordillera Community for the past 17 years.

We have serious concerns that the above expenditures could be spent in a more productive way to protect and to enhance property values.

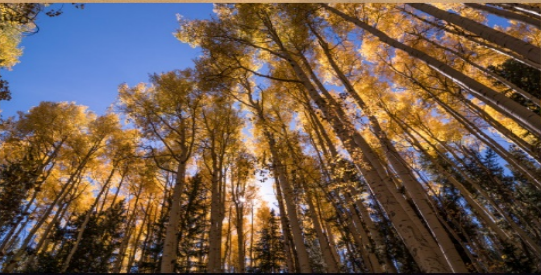
We understand the CMD has decided to not participate in the appeal of the Eagle County Judge's decision affirming the Eagle Commissioner's decision which incorrectly interpreted our PUD. It would seem to be a much better use of CMD's fund to join the CPOA in the appeal of this decision than on the above expenditures. At the very least the Cordillera PUD is the responsibility and under the purview of the CMD not the CPOA. It is the fiduciary responsibility of the CMD to protect and enforce their PUD. At the very minimum it is essential that if the CMD refuses to participate in this appeal that they assign any and all of their rights to the CPOA to properly fight this case on appeal.

Finally we are very concerned that 3 CMD Board Members have their homes for sale to permanently leave the Cordillera community. It appears to be a serious conflict for them to be participating in making long term decisions that will effect the Cordillera community when they will no longer live here. They should consider abstaining from voting on these serious decisions or even resigning from their current positions.

We are requesting that the President of either board read this email into the record and it be included in the minutes of the Special Meeting of October 24th.

We thank you for your time and consideration.

Lainie Edinburg & Joel Kaye



CMD and CPOA Budget Planning



October 24, 2017

CMD Proposed 2018 Budget

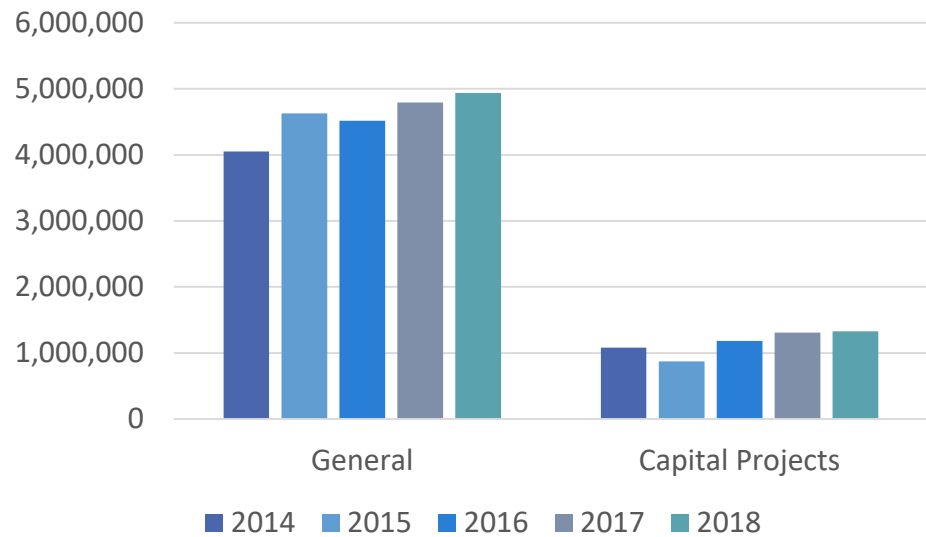
2018 Proposed Budget

CMD	2018 Proposed Budget			Increase (Decrease)	12/31/2018 Projected Fund Bal
	Revenues	Expenditures	Transfers In/Out	Fund Bal	Fund Bal
General or Operating Fund	6,124,580	-4,912,705	-1,292,000	-80,125	1,944,774
CMD - Debt Service Fund	1,691,211	-2,059,916	325,926	-42,779	24,807
CMMD - Debt Service Fund	794,361	-1,001,836	126,899	-80,576	15,213
Debt Service Reserve Fund	0	0	-52,825	-52,825	0
Water Enterprise Fund		0	0	0	2,204,592
Capital Projects Fund	0	-1,345,477	1,292,000	-53,477	20,181
Equestrian Center Fund	Closed in 2017				
	8,610,152	-9,319,934	400,000	-309,782	4,209,567

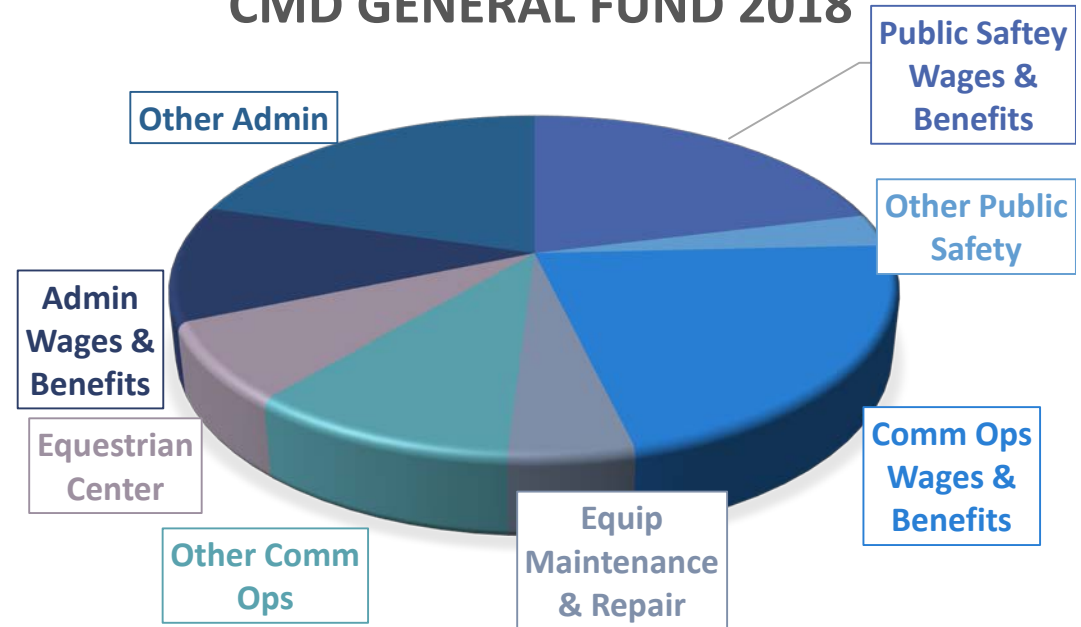
Revenues by Fund	Projected 2017	Proposed 2018	Increase Decrease
General Fund	5,896,687	6,124,580	3.86%
CMD Debt Service Fund	1,691,211	1,691,211	0.00%
CMMD Debt Service Fund	794,361	794,361	0.00%
Water Fund	107,014	-	-100.00%
Total Revenues	8,489,273	8,610,152	1.42%
Expenses by Fund			
General Fund	4,793,999	4,912,705	2.48%
CMD Debt Service Fund	1,786,521	1,733,990	-2.94%
CMMD Debt Service Fund	794,313	874,937	10.15%
Debt Reserve Fund	115,000	52,825	-2.53%
Capital Projects Fund	1,380,388	1,345,477	-2.53%
Water Fund	-	-	
Total Expenses	8,870,221	8,919,934	0.56%
Increase (Decrease) in Fund Balance	(380,948)	(309,782)	-18.68%
Does not include interfund transfers			

CMD Historical Expenditures

	2014	2015	2016	2017	2018
General	4,051,102	4,629,025	4,515,284	4,793,999	4,912,705
Capital Projects	1,080,568	873,484	1,179,580	1,308,388	1,345,477
	5,131,670	5,502,509	5,694,864	6,102,387	6,258,182



CMD GENERAL FUND 2018



Mill Levy

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
CMD Operating Mill Levy	25.231	24.306	22.009	22.933	20.691	21.135	31.478	31.579	39.691	42.091	36.111	38.034	41.510
CMD Debt Mill Levy	12.121	27.034	23.165	23.165	19.663	19.663	26.535	22.72	25.48	25.74	21.574	20.797	21.880
CMMD Debt Mill Levy	35.893	50.981	37.22	37.22	33.273	33.273	60.728	56.804	57.011	54.928	41.589	41.478	39.850

District	Mill Rate	\$ per \$1M Home	\$ per \$100K Lot
CMD Consolidated	41.51	\$2,988.72	\$1,203.79
CMD Debt	21.88	\$1,575.36	\$634.52
CMMD Debt	39.85	\$2,869.20	\$1,155.65

Water Fund

Water Fund	2014	2015	2016	2017	2018
Revenue					
Water Usage Fees	249,353	247,000	275,554	107,014	-
Total Revenue	249,353	247,000	275,554	107,014	-
Expenses					
	-	-	-	-	-
Revenue Over (Under) Expenses	249,353	247,000	275,554	107,014	-
Ending Fund Balance	1,575,024	1,822,024	2,097,578	2,204,592	2,204,592

CPOA Proposed 2018 Budget

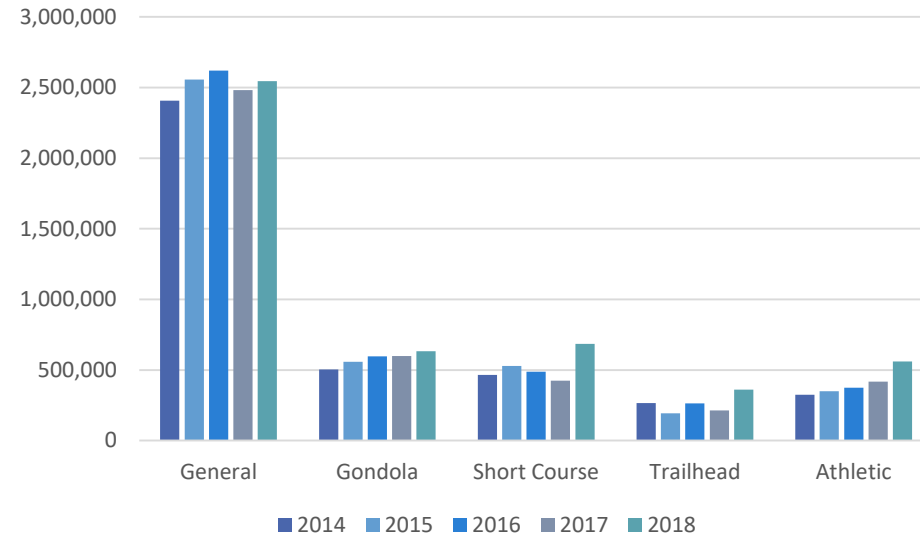
2018 Proposed Budget

	Revenues	Expenditures	Transfers In/Out	Increase (Decrease) Fund Bal	12/31/2018 Projected Fund Bal
Operating Fund	3,099,360	-3,565,178	465,818	-	-
Capital & Debt Reserve	1,250,000	-749,797	-865,818	-365,615	2,818,318
	4,349,360	-4,314,975	-400,000	-365,615	2,818,318

	Projected 2017	Proposed 2018	Percent Change
Revenues			
Dues & Other Revenue	2,311,250	2,309,750	-0.1%
RETA	1,250,000	1,250,000	0.0%
Vail Gondola Club	644,752	648,815	0.6%
Trailhead	85,200	89,045	4.5%
Athletic Center	1,750	1,750	0.0%
Short Course	84,506	50,000	-40.8%
Total Revenues	4,377,458	4,349,360	-0.6%
Expenses			
Communication	296,939	247,168	-16.8%
CMD Service Agreement	1,116,666	1,093,673	-2.1%
Debt Service	400,000	400,000	0.0%
DRB	67,430	67,430	0.0%
Administrative	495,225	535,794	8.2%
Healthy Forest	66,770	127,000	90.2%
Vail Gondola Club	599,712	634,446	5.8%
Trailhead	214,600	365,626	70.4%
Athletic Center	418,717	457,329	9.2%
Short Course	425,166	786,509	85.0%
Total Expenses	4,101,225	4,714,975	15.0%
Increase (Decrease) in Fund Balance	276,233	(365,615)	-232.4%

CPOA Historical Expenditures

Activity	Historical Expenditures				
	2014	2015	2016	2017	2018
General	2,406,859	2,555,336	2,521,668	2,482,416	2,471,065
Gondola	504,007	558,870	596,403	599,712	634,446
Short Course	466,209	528,381	487,843	425,166	786,509
Trailhead	265,512	194,627	263,177	214,600	365,626
Athletic	324,037	350,212	374,625	561,208	457,329
	3,966,624	4,187,426	4,243,716	4,283,102	4,714,975



Homeowner Assessments & RETA

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	Proposed											
CPOA Annual Assessment (per property)	\$1,030	\$1,040	\$1,040	\$1,560	\$2,080	\$3,100	\$2,600	\$2,600	\$2,800	\$2,800	\$2,800	\$2,800
RETA Revenue	\$2,706,066	\$1,445,431	\$1,212,080	\$1,387,228	\$642,755	\$708,443	\$1,107,880	\$1,380,788	\$1,334,461	\$1,400,762	\$1,250,000	\$1,250,000

CMD Capital Improvements

\$1,345,477

\$666,267	Road Program: Fenno to Cimmeron, Winchester Trail, CEC parking lot	Fleet:	
\$40,000	Epoxy coat floors in shop	\$8,000	Rock hound Attachment
\$6,500	Aeration pumps for Red Draw and Bearden ponds	\$132,000	Oshkosh Snow Blower
\$5,000	Trail signage	\$40,000	Swap Loader H2O tank
\$16,000	Divide gatehouse roof	\$12,000	Trails ATV
\$16,000	Radio replacement (14)	\$189,000	International 7400
\$12,000	AED's (4)	\$36,000	F-350
\$5,000	Administration windows	\$36,000	F-350
\$8,210	Administration trash bin enclosure	\$21,500	Toyota Tacoma
\$5,000	Human resources fire resistant filing cabinet	\$8,300	Monroe V-box Sander
\$23,300	Painting upper barn exterior, interior and 11 sheds		
\$22,900	Build 3 new tack up stalls, 2 quarantine stalls, repair exterior trim, install new human door, build new dutch door, replace 2x6 posts in front of dutch doors, repair siding south garage door		Budgeted for future board discussion:
\$4,000	Repair roof		\$18,000 Horses (plan to be developed and shared prior to purchase)
\$4,500	Mirror installation arena		

Note: Reduce total by \$10,000;
storage facility siding moved to
2017

CPOA Capital Improvements \$749,797

\$127,000 Healthy Forest: Douglas Fir Beetle

\$17,900 ACC: Pool furniture

\$13,800 ACC: Tennis court crack repair and
windscreen

\$16,500 ACC: Common area flooring

\$8,210 ACC: Trash bin enclosure

\$14,421 Post Office: Trash bin enclosure

\$8,210 Trailhead: Trash bin enclosure and
storage shed

\$100,000 Trailhead: Replace roof

\$15,784 Post Office: New office workspace desk, new
parcel locker shelves and chinking in market
repair

Budgeted for future board discussion:

\$18,000 Trailhead: Conceptual design and estimating for pool
remodel

\$26,200 ACC: Keyless locker locks

\$15,772 ACC: Trim Work, new front reception work area

\$18,000 ACC: Pool deck new surface/repair

\$350,000 Short Course: Water feature and irrigation pond
construction

Follow Up Items from September 22 and 29, 2017:

Completed:

- ✓ Provide the following contracts to boards:
 - Vista Bahn building – CPOA/VGC lease
 - Windrose – CPOA Water agreement
 - Troon – CPOA Short Course Management agreement
 - Taste 5 Catering – CPOA kitchen lease
 - Fly Fishing Outfitters
 - Fly Fishing Agreement
- ✓ Revise 2018 CMD and CPOA Service Agreement
- ✓ Finalize wages and benefit sheet based on information from Hays Consulting and total comp study/market analysis
- ✓ Revise Water Fund to show no revenue after May 1, 2017
- ✓ Correct wages and recreation management slide \$71,000 instead of \$57,269
- ✓ Verify with SDA that there is no increase by adding equestrian center owned horses and providing clinics, lessons and/or trail rides
 - Note: Verified no increase to insurance
- ✓ Move \$18,000 for horses to capital expenditures
 - Note: Currently in budget as a placeholder, staff will develop to bring before the boards for consideration at a later date
- ✓ Update 2018 CVC contract costs with new health insurance numbers
- ✓ Remove \$10,000 from CMD capital for vehicle storage
- ✓ Remove CPOA capital remove boilers (add as 2017 expense)
- ✓ Budget for, but circle back to the board for more in-depth discussions for the following CPOA capital including pool deck, lockers, trim work/front desk, Trailhead conceptual and short course
- ✓ CPOA capital remove post office door, cafe tables and chairs, ACC fitness classroom flooring
- ✓ Update short course number with Troon's 2018 estimates
- ✓ Identify uses of Short Course maintenance building are identified under parcel D and B
 - Note: Permitted as long as associated with use of golf course operations
- ✓ Request an aerial overlay of the trailhead project from Reardon Pools
 - Note: John Herr, Reardon Pools, did come up with his drone, however the footage and pictures did not come out due to his gyro on his camera did not work. John does not plan on coming back up to do any drawings unless we choose to go with his company and he will provide drawings for a minimal costs. His estimate for **XX** will look the same as it is today but with expanded concrete sitting areas.
- ✓ Update Short Course quote after onsite evaluation
 - Note: Trevor met with Daryl Driscoll, Alliance Golf.
All four streams: \$72,930
Lake #1: \$25,670
Lake #2: \$33,438
Lake #3: \$26,436
Lake #4 (irrigation lake): \$122,795; this includes deepening and widening the pond for more storage.

Pipe replacement under cart path at hole six: \$15,500; does not include cart path work.

Cart path work: \$5,000: this is concrete only, labor is from our staff prepping and smoothing.

Daily labor rate for 6 people with housing for sod work: \$2,400 per day; estimated 10 days for a total of \$24,000

Sod costs: \$10,000 estimate

Total cost: \$335,769

Budgeted: \$350,000 (Additional money is allocated in the event they get snowed out and have to come back in the next spring; mobilization cost is \$12,300)

- ✓ Compile information on VGC Liabilities
 - Verify initial costs paid for by members
 - Pull refundable language and list
 - Identify contribution to General Fund
 - Note: Add

In development:

- Hold a trail maintenance day
- Look into food truck for Trailhead during summer peak hours
- Conduct new homeowner outreach for VGC
- Develop cost estimates to rebrand VGC
- Marketing firm discussions will occur in the future
- Established new homeowner welcome committee
- Develop a long term financial plan and reserve fund
- Conduct analysis of taxes versus assessments for service agreement in the future

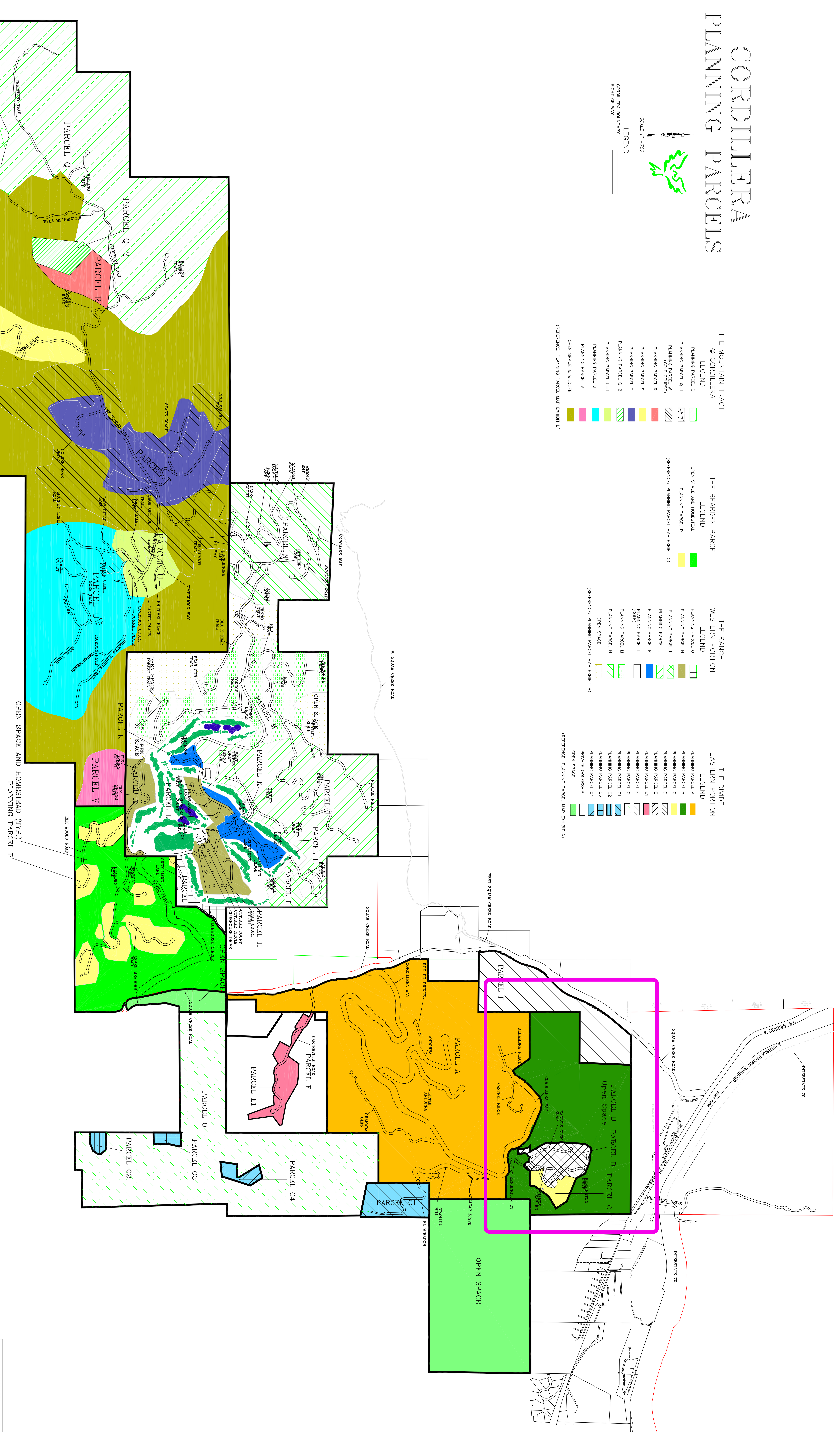
CORDILLERA PLANNING PARCELS



SCALE 1" = 200'

CORDILLERA BOUNDARY
RIGHT OF WAY

- THE MOUNTAIN TRACT
@ CORDILLERA**
- LEGEND**
- PLANNING PARCEL Q
 - PLANNING PARCEL Q-1
 - PLANNING PARCEL W (GOLF COURSE)
 - PLANNING PARCEL R
 - PLANNING PARCEL S
 - PLANNING PARCEL T
 - PLANNING PARCEL Q-2
 - PLANNING PARCEL U-1
 - PLANNING PARCEL V
 - OPEN SPACE & WILDLIFE
(REFERENCE: PLANNING PARCEL MAP EXHIBIT D)
- THE BEARDEN PARCEL**
- LEGEND**
- OPEN SPACE AND HOMESTEAD
 - PLANNING PARCEL P
(REFERENCE: PLANNING PARCEL MAP EXHIBIT C)
- THE RANCH
WESTERN PORTION**
- LEGEND**
- PLANNING PARCEL G
 - PLANNING PARCEL H
 - PLANNING PARCEL I
 - PLANNING PARCEL J
 - PLANNING PARCEL K
 - PLANNING PARCEL L
(GOLF)
 - PLANNING PARCEL M
 - PLANNING PARCEL N
 - OPEN SPACE
(REFERENCE: PLANNING PARCEL MAP EXHIBIT B)
- THE DIVIDE
EASTERN PORTION**
- LEGEND**
- PLANNING PARCEL A
 - PLANNING PARCEL B
 - PLANNING PARCEL C
 - PLANNING PARCEL D
 - PLANNING PARCEL E
 - PLANNING PARCEL F
 - PLANNING PARCEL G
 - PLANNING PARCEL O1
 - PLANNING PARCEL O2
 - PLANNING PARCEL O3
 - PLANNING PARCEL O4
 - PRIVATE OWNERSHIP
 - OPEN SPACE
(REFERENCE: PLANNING PARCEL MAP EXHIBIT A)



THE
SUMMIT

THE
RANCH

THE
DIVIDE

This map is representational only, and does not determine boundaries. It is not intended to be relied upon for any legal determination or other use. See documents.

**CORDILLERA
PLANNING
PARCELS**

**Johnson, Kunkel
& Associates, Inc.**
ARCHITECTURAL & CIVIL ENGINEERING

TerravivaVision
LANDSCAPE ARCHITECTURE