

CORDILLERA METROPOLITAN DISTRICT
SPECIAL BOARD MEETING MINUTES
TUESDAY, MARCH 28, 2017
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held Tuesday, March 28, 2017 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

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

ALSO PRESENT

CPOA Board Members: Ed Shriner; Lois Bruce, Nanette Kuich, Rick Smith and Larry Brooks (via telephone).

OTHERS PRESENT

Rachel Oys, general manager; Trevor Broersma, operations director; Joe Helminski, recreation director and John Warren, resident.

CALL TO ORDER

Director Egan called to order the Special Meeting of the Cordillera Metropolitan District at 12:08 p.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

March 28, 2017 Special Meeting Agenda

Director Davies moved to approve the March 28, 2017, Special Meeting Agenda. Seconded by Director George.

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

Approved the March 28, 2017 Special Meeting Agenda.

JOINT CMD AND CPOA AGENDA ITEMS

Strategic Planning Session

The CMD and CPOA Boards participated in an afternoon strategic planning session. The planning session focused on objectives to enhance the vibrancy and vitality of the community. As a result of the session, both the CMD and CPOA boards unanimously decided to initiate a planning and development

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process for a centralized community center that would serve as a multi-use, focal point at the entrance of our community. We anticipate a robust, fast paced and engaging process that builds on the strategic initiatives the boards and communities have developed previously and simultaneously anticipates the needs and interest of the current and new homeowners in Cordillera for generations to come. Planning session deliverables will be included and critical for a community wide bond initiative required to cover estimated costs. Primary objectives and key metrics for a community center include but are not limited to enhancing the following:

- Engagement/Sense of Community
- Socialization
- Health and Wellness
- Real Estate Values
- Financial Sustainability
- Flexibility for Future Needs (Youth Engagement and Activity; Service and Program Changes)
- Taking Care of What We Have
- Positive Reputation, Award Winning Services
- Maximize Location and Proximity
- Organizational Proactive Readiness

Programming, services and facility uses likely include but are not limited to the following:

Athletic Center

- Indoor/outdoor pools, spa and kiddie pool with beach entry
- Cardio and equipment
- Classroom (Pilates, yoga; similar to Sonnenalp yoga room)
- Classroom (spin, multi-use)
- Classroom (HIIT, TRX, Zumba, Barre, multi-use)
- Indoor walking/running track
- Indoor tennis/pickleball courts
- Outdoor area for classes
- Locker rooms
- Potential: daycare, ice rink, bocce ball, climbing wall

Community Center

- Restaurant/Café/Bar
- Space for bridge, book clubs, social gatherings, etc.
- Outdoor space (similar to the auditorium at Gypsum for concerts and events, community gardens, dog park, etc.)
- Partnership opportunities/services with external organizations
- Shuttle services

Business Operations

- Post Office
- Front Desk
- Meeting rooms
- Administration offices

Note: Other uses based on trends, research and recommendations

The Cordillera Metro District (CMD) and Cordillera Property Owners Association (CPOA) in partnership (Owner) are looking for a consultant to assist CMD/CPOA with land planning for a new community center. Scope will include identification of potential sites, feasibility analysis, board and community presentations and coordination with Ownership and consultants.

Director Bentley moved to retain Goulding Development Advisors and a planning consultant to include identification of potential sites, feasibility analysis, board and community presentations and coordination with Ownership and consultants. Seconded by Director Davies.

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


Approved the retaining Goulding Development Advisors and a planning consultant to include identification of potential sites, feasibility analysis, board and community presentations and coordination with ownership and consultants.

ADJOURNMENT

Director McBride moved to adjourn the Special Meeting of the Cordillera Metropolitan District. Seconded by Director George.

Upon motion duly made and seconded, the Board voted unanimously to **Adjourn** the Special Meeting of the Cordillera Metropolitan District at 2:36 p.m. on Tuesday, March 28, 2017.

Respectfully submitted,



Tracy Stowell
Executive Coordinator