

CORDILLERA METROPOLITAN DISTRICT
SPECIAL BOARD MEETING MINUTES
FRIDAY, APRIL 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 Friday, April 28, 2017 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present: Robert Egan, President
David Bentley, Vice-President

Via Telephone: David Davies, Secretary
Judith McBride, Treasurer

Absent: Kitty George, Assistant Treasurer & Assistant Secretary

ALSO PRESENT

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

OTHERS PRESENT

Rachel Oys, general manager; Alan Pogue, legal counsel; Scott Proper, finance director; Berniece Gutierrez, human resources and administrative services manager; Jaime Walker, communications manager; Trevor Broersma, operations director; Tracy Stowell, executive coordinator; Chris Cumming; Mike Henritze, Troon; Jack LoBiondo, Troon and Todd Goulding, Goulding Development Advisors.

CALL TO ORDER

Director Egan called to order the Special Meeting of the Cordillera Metropolitan District at 11:02 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 special meeting at least 72 hours in advance. No conflicts of interest were noted.

APPROVAL OF AGENDA

April 28, 2017 Special Meeting Agenda

Fly fishing and Club at Cordillera member access was added to the agenda. Director Bentley moved to approve the April 28, 2017, Special Meeting Agenda. Seconded by Director McBride.

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

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Approved the April 28, 2017 Special Meeting Agenda.

APPROVAL OF CONSENT AGENDA ITEMS

March 24, 2017, Regular Meeting Minutes

March 27, 2017, Special Meeting Minutes

March 28, 2017 Special Meeting Minutes

Director Bentley moved to approve the March 24 Regular Meeting Minutes and the March 27 and 28, 2017, Special Meeting Minutes. Seconded by Director Davies.

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

Approved the March 24, 2017 Regular Meeting Minutes and the March 27 and 28, 2017, Special Meeting Minutes.

PUBLIC INPUT ON NON-AGENDA ITEMS

JOINT CMD AND CPOA AGENDA ITEMS

Fly Fishing and Club at Cordillera Member Access

McBride, Shriner and Broersma have been working with Fly Fishing Outfitters on ensuring the integrity of the river parcel and also maximizing beats for property owner use. After receiving complaints that booking were regularly full last summer, discussions for 2017 resulted in adding beats, modifying the resting schedule, allowing reservation to be made a week in advance and terminating Club at Cordillera member access. Upon review the contract, the parties include CMD, CPOA, Cordillera Valley Club and Timber Springs. The annual rules and regulations have permitted Club at Cordillera member access by paying an annual \$500 fee.

Communications regarding the decision to terminate access to the Club at Cordillera could have been improved for the 2017 season. After board discussion, both boards agreed to continue Club at Cordillera member access to fly fishing for a \$500 annual fee for 2017 only. Troon and CMD staff will meet with Fly Fishing Outfitters to execute 2017 summer operations, including moving fishing passes to CMD's front desk.

Community Center Planning Update

Oys updated the Boards on the community center planning process.

As a recap, on March 27, 2017 boards toured athletic club facilities in Gypsum, Arrowhead and Singletree. Facilities were:

- Gypsum Recreation Center – a fitness center featuring free weights, cardio, fitness class room, spin room, community room, indoor track, gymnastics, basketball and indoor pool with waterslide. Gypsum Recreation Center is open to the public. Tour was led by Jeff Shroll, Gypsum Town Manager and Scott Ruff, WECMRD Manager.
- Alpine Club at Arrowhead – a 20,000 square foot clubhouse for members only. Facilities include a fitness center and spa, slope side clubhouse with ski valet services and lockers, heated swimming pool and hot tub. Nadine Davis, club director, led the tour.
- Sonnenalp Club at Singletree – a private club featuring golf, health and wellness facility, access to ski services and a restaurant. Shaun Evans, director of health and fitness, led the tour.

A strategic planning session was held March 28. The planning session focused on objectives to enhance the vibrancy and vitality of the community. As a result of the session, both boards unanimously decided

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to initiate a planning and development 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.

On April 6, 2017 - Joe Helminski, Trevor Broersma and Rachel Oys met with Todd Goulding, Goulding Development Advisors to talk about the project, process and immediate next steps.

April 10, 2017 - a request for qualifications 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 their consultants. Submissions were due in Friday, April 21, 2017.

April 14, 2017 - Joe Helminski, Trevor Broersma and Rachel Oys hosted a site visit for interested firms. Davis Partnership and Barker Rinker Seacat participated in the site visit.

April 21, 2017 - three firms submitted proposals: Oz Architecture, Davis Partnership and Barker Rinker Seacat.

April 24, 2017 - Joe Helminski, Trevor Broersma, Rachel Oys and Todd Goulding met and reviewed the three submissions. All three were invited for an interview.

April 26, 2017 - Joe Helminski, Trevor Broersma, Rachel Oys and Todd Goulding hosted interviews with the three firms. Davis Partnership was unanimously selected as the firm to conduct for the master planning process and feasibility study. Schematic design will be determined by boards this fall.

Todd Goulding will serve as the owner's representative/project manager. Davis Partnership will serve as the architect firm for the master planning and schematic design. A general contractor will be selected via Request for Proposal in May. The general contractor will assist with pricing, scheduling and feasibility.

Feasibility Study Cost Estimates

May 1 – September 30, 2017

\$40,000	Goulding Development Advisors
\$113,000	Davis Partnership Master Planning/Conceptual
\$62,000	Davis Partnership Schematic Design (potential costs if determined by boards this fall)
\$25,000	General Contractor
\$25,000	Geotechnical Surveys
\$15,000	Reimbursables
\$280,000	Total

Director Bentley moved to approve \$280,000, split with CPOA. Seconded by Director McBride.

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

Approved \$280,000, split with CPOA.

STAFF UPDATES

- Six candidates were selected to interview for the Equestrian Center Manager position. Second Minutes of the Special Meeting of the Cordillera Metropolitan District held Friday, April 28, 2017

interviews will take place the week of May 8 with an equine test and a tour of the equestrian center facilities.

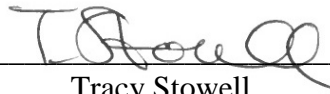
- A chain has been installed at the parking lot entrance of the Grouse on the Green to deter anyone from parking in the lot.
- The short course opens on May 19 as a walking course only. Play starts each day at 9 a.m. and standard golf etiquette applies. The course will be closed each Wednesday for maintenance. Parking is along the south side of Kensington Court. Signs will be posted.
- Staff will be implementing traffic calming elements that McDowell Engineering had recommended July 2016
 - Trevor Broersma, operations director, will check on the Cordillera Way speed bumps.
- Divide entrance stumps will be removed and there is no plan to replace the trees. Insect mitigation will take place this summer.

ADJOURNMENT

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

Upon motion duly made and seconded, the Board voted unanimously to **Adjourn** the Special Meeting of the Cordillera Metropolitan District at 12:01 p.m. on Friday, April 28, 2017.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tracy Stowell", written over a horizontal line.

Tracy Stowell
Executive Coordinator