

CORDILLERA METROPOLITAN DISTRICT  
SPECIAL BOARD MEETING MINUTES  
WEDNESDAY, MAY 24, 2017  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

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

**ATTENDANCE**

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

**ALSO PRESENT**

CPOA Board Members: Lois Bruce, Rick Smith (via telephone) and Larry Brooks.

**OTHERS PRESENT**

Alan Pogue, legal counsel (via telephone); Berniece Gutierrez, human resources and administrative services manager; Jaime Walker, communications manager; Trevor Broersma, operations director; Tracy Stowell, executive coordinator; Kirk Pliske, public safety director; Joe Helminski, recreation director; Todd Goulding, Goulding Development Advisors; Joe Lear, Davis Partnership; Lynn Moore, Davis Partnership; and Scott Nevin, Davis Partnership.

**CALL TO ORDER**

Director McBride called to order the Special Meeting of the Cordillera Metropolitan District at 3:00 p.m.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director McBride 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**

**May 24, 2017 Special Meeting Agenda**

Director McBride added Traffic Calming Update to the May 24, 2017 Agenda.

Director Egan moved to approve the May 24, 2017, Special Meeting Agenda with the addition of the Traffic Calming Update. Seconded by Director George.

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

**Approved** the May 24, 2017 Special Meeting Agenda with the addition of the Traffic Calming Update.

Minutes of the Special Meeting of the Cordillera Metropolitan District held Wednesday, May 24, 2017.

## **PUBLIC INPUT ON NON-AGENDA ITEMS**

12 members of the public were in attendance at the Tuesday, May 24, 2017 joint special board meeting. In attendance were: Buzz Larson, Cindy Moran, Becka Green, Jane Roberts, John Warren, Nancy Boyce, Jim Regele, David Staat, Charlene Koegel, Joyce Krasnow, and Judy and Dick Marks. Directors asked for public input on any non-agenda items stating that all comments related to the community center should be saved for after the community center planning presentation. There was no public comment on non-agenda items.

## **JOINT CMD AND CPOA AGENDA ITEMS**

### **Community Center Planning Process**

Todd Goulding, Goulding Development Advisors and Davis Partnerships presented an agenda for the presentation. Presentation included:

- Process Overview –
  - May 27, CMD and CPOA Boards toured three local athletic clubs with different community amenities. Those facilities included the Gypsum Recreation Center, the Alpine Club in Arrowhead and the Sonnenalp Club in Singletree.
  - Tuesday, May 28 CMD and CPOA Boards participated in a strategic planning session focused on objectives to enhance the vibrancy and vitality of the community. As a result of the session, both boards unanimously decided 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 the community. This entailed hiring Todd Goulding, Goulding Development Advisors (GDA), to serve as the owner’s representative and project manager.
  - April 10, 2017 a request for qualifications was posted for a consultant to assist CMD and CPOA with land planning and conceptual design. Ultimately, Davis Partnerships was selected as the consultant. There is a request for proposal due next week to hire a general contractor. The general contractor is not to be hired to preform construction but to work with the team to give expertise in the actual costs associated with building a new structure.
- Program Elements – Davis Partnerships provided a list of program elements that Cordillera currently has and potentially new elements. The brainstorm list included discussion on the following:
  - Administration – There was discussion on the administration aspect of the project as to whether to have the administration offices relocated to the new facility or to leave it as is.
  - Business Center-to provide fax machines, copiers and computers. Board members agreed to take the business center off the list. Most felt that property owners already have these amenities in their homes.
  - Café – Discussion around whether a café would be as it is now with self-serve coffee or to bring in a vendor to open a café. The discussion turned to whether food service is needed or can sustain itself. Majority believed it is not sustainable but agreed that a self-serve coffee bar is sufficient.
  - Catering/Chefs
  - Community Trails (bike, hike, Nordic skiing and snowshoeing)
  - Concert Venues – for Cordillera community events to replace the use of Bearcat as the concert venue. Attendees expressed concern over Red Draw residents opposing the

- concert venue aspect of this project with potential noise pollution and the history of property owners opposing the Red Draw Ranch wedding and events center.
- Culinary Training
  - Day Care- This element was up for two different discussions. One relating to potential child care for athletic center patrons and the other relating to Cordy Camp. Amongst attendees, there was opposition to providing child care to the athletic center but support for the existing programming of Cordy Camp.
  - Athletic Center – with all existing programming with an additional in-door running track, larger space for additional class types and climbing wall. There was opposition around the in-door running track and the climbing wall.
  - Equestrian Center
  - Event / Conference Center
  - Fishing
  - Ice Rink
  - Multiple Dining Concepts – See Café
  - Offsite Ski property
  - Pet Amenities
  - Pools
  - Post Office
  - Tennis (pickle ball)
  - Winter Activities (skiing, snowboarding, sledding)
  - Transportation – To connect the Cordillera community with Vail and Beaver Creek

The list presented is comprehensive realizing that not all amenities presented will make the final product. Consultants want the boards to know exactly what type of amenities can be incorporated into a new facility from the beginning or planned for in the future.

- Site Evaluation – Davis presented five parcels owned by CMD and CPOA. These parcels include:
  - Admin/Post Office Parcel – Three plus acres owned by CMD. PUD allows for recreation and community center.
  - Metro District Parcels – Over 18 acres now containing the community operations building, dog park and trailer parking. This parcel has flat areas with steep grades going up the hill behind the existing facilities. PUD allows for recreation and community center.
  - Summit Parcel – Over nine acres where the existing athletic center resides owned by CMD. PUD use allows for recreation and community center. Parcel is in the summit and would not reflect the outcome of having a focal point at the entrance of the community.
  - Trailhead Parcels - Two parcels equaling almost nine and a half acres where the Trailhead and pools reside, owned by CPOA. Tract 1 sits on both sides of Fenno Drive. PUD allows for recreation and community center. Parcels are in the Ranch and would not reflect the outcome of having a focal point at the entrance of the community.
  - Equestrian Parcels – Consists of two parcels with over 217 acres owned by CPOA. This parcel is not part of the PUD and would require special review from Eagle County. The parcel is the most desirable for the community center.
- Architectural Character – Davis presented a slide show of different architectural styles of buildings and of different pools designs for pleasure and fitness. The slide show provided architectural character concepts for the boards and community as what the best fit would be for

Cordillera. Discussion from slide show included massing and light pollution.

- Schedule – A draft schedule was presented. Events included on the schedule include:  
June 27: New Homeowner Reception and Summer Wine Tasting  
June 30: Sounds of Summer Concert Series with Hardscabble  
July 3: Community Day/Community Center Planning Open House  
July 4: Vail Gondola Club Fourth of July Barbeque  
July 6: Community Center Planning Open House at the Cafe  
July 7 Community Center Planning Open House at the Cafe  
July 10: Board meeting  
August 3: Board Meeting  
August 16: Sounds of Summer Concert Series with the Hazel Miller Band  
August 18: Board Meeting/Annual Meeting/CPOA Election  
September 23: Horsin' Around Day \*  
September 22: Board Meeting  
October 4: Board Meeting  
\*Date change

Visit [CordilleraLiving.com/CommunityCenter](http://CordilleraLiving.com/CommunityCenter) to learn more.

### **PUBLIC INPUT REGARDING COMMUNITY CENTER**

Director Brooks and Director McBride opened up public input for comments on the community center. Nancy Boyce, John Warren, Buzz Larson, Charlene Koegel and Cindy Moran all had public input.

### **CMD AGENDA ITEMS**

#### **Traffic Calming Update**

In 2016 McDowell Engineering was contracted to complete a traffic calming study in Cordillera. Fenno Drive and Cordillera Way were two areas identified as having relatively high frequency of speeding vehicles. Kari Schroeder, McDowell Engineering, presented her assessment and recommendations to the boards on July 15, 2016. Recommendations that will be implemented this summer include:

- A temporary roundabout will be installed at Fenno Drive and Club Cottage Drive. It will be 4 inches of asphalt mounded on top of the current roadway. The Club at Cordillera has reviewed the plans and delivery trucks will be able to drive over the mounds as needed. This will be completed at the same time as the Fenno Drive overlay.
- Stripping on Fenno will create a three-foot shoulder, thus narrowing the roadway in most areas where legally permitted.
- Speed bumps were installed on Fenno Drive near Trailhead and Cordillera Way.
- A summer communications campaign about speeding will take place in the Cordillera Connection, website and other methods.
- Staff is researching a transportable radar sign for traffic speed, work in progress and event notifications. Additional details will be forthcoming.

### **ADJOURNMENT**


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

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

Minutes of the Special Meeting of the Cordillera Metropolitan District held Wednesday, May 24, 2017.

**Adjourn** the Special Meeting of the Cordillera Metropolitan District at 5:49 p.m. on Wednesday, May 24, 2017.

Respectfully submitted,

  
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Tracy Stowell  
Executive Coordinator