

CORDILLERA METROPOLITAN DISTRICT  
SPECIAL BOARD MEETING MINUTES  
MONDAY, JULY 10, 2017  
CORDILLERA VALLEY CLUB CHAPARRAL RESTAURANT  
101 LEGENDS DRIVE, EDWARDS, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held Monday, July 10, 2017 in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Judith McBride, President  
Robert Egan, Treasurer (departed at 4:45 p.m.)  
David Davies, Vice President  
Kitty George, Assistant Treasurer & Assistant Secretary  
David Bentley, Secretary

**ALSO PRESENT**

CPOA Board Members: Lois Bruce, Rick Smith, Ed Shriner, Nanette Kuich and Larry Brooks.

**OTHERS PRESENT**

Alan Pogue, legal counsel; Rachel Oys, general 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; and Michael Lund, Stifel

**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**

**July 10, 2017 Special Meeting Agenda**

A director discussion was added to the agenda after the CMD/CPOA Judicial Appeal pursuant to Rule

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106 Update.

Director Egan moved to approve the July 10, 2017, Special Meeting Agenda with above changes. Seconded by Director McBride.

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

**Approved** the July 10, 2017 Special Meeting Agenda with above changes.

### **CMD/CPOA JOINT AGENDA ITEMS**

Director Shriner shared a prepared statement which included a history of how the boards arrived at the idea of a community center. With the potential sale of the Lodge and Spa and property owners expressing concerns over losing the amenities at the Lodge, the Boards decided to research the possibility of adding amenities for the whole community. In order to properly assess such a concept and the suitability of available sites, the Boards needed and sought professional advice and guidance. We retained Goulding Development Advisors as our owner's representative and project manager; Davis Partnership for master planning, feasibility and schematic design and Shaw Construction for pricing and scheduling.

We sought to develop a meaningful concept with sufficient form and structure to solicit feedback from as broad a range of property owners as possible. We needed to develop a concrete concept, encompassing a range of possibilities and to solicit comments, ideas and thoughts from our property owners which will then become the focus of further discussions and determinations by the Boards. The Boards believe that the process was transparent.

Director McBride presented the financials related to the community center project and current debt. Estimates to the end of June show \$110,000 has been spent on professional services. The project booklet, available throughout the community, showed the estimated cost of the completed project between \$15 and \$30 million depending on the programming elements to be prioritized based on the community input. The boards acknowledged this is a large gap, but wanted to be transparent as to the potential cost. All CMD and Cordillera Mountain Metro District (CMMD) debt is due to expire in 2022.

Any new projects financed in the future would be repaid from property taxes on a uniform tax assessment across all properties. To finance a new community center, the district may issue new general obligation bonds with voter approval. The new debt would be structured to minimize the increase in total annual taxes paid by property owners. This could be accomplished by refinancing current debt at a lower interest rate, then paying interest only on the new debt until current outstanding obligations are retired. Cordillera would likely achieve an "investment grade rating" as the new bonds would be secured by the tax base of the entire district.

If a new bond is issued to generate \$25,000,000 for construction projects, it is anticipated that the debt mill levy will remain at or below 20.797 mills for CMD and the debt mill levy will drop from 41.47 to approximately 20.797 mills for CMMD.

### **CMD/CPOA Judicial Appeal pursuant to Rule 106 Update**

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CMD/CPOA are appealing the Eagle County Commissioner decision to uphold the Eagle County Community Development Director's interpretation of the Cordillera PUD in a Rule 106 appeal. All briefings were due to District Court on Friday, July 7. The judge will review the file without arguments from either side. The real estate closing on the property has not occurred. Alan Pogue, legal counsel, checks the Eagle County site daily.

### **Board Discussion on the Community Center**

#### **CPOA Board Discussion**

Board members shared their thoughts and reasons for supporting the Community Center. Ed Shriner stated that if the proposed plans are to move forward he believed that the Boards should: wait until the Rule 106 Appeal is finalized and wait to learn who the next owner of the Lodge and Spa will be. If the project was delayed, the current debt continues to be paid down. In 2022 when the debt is paid, the Community Center idea could be revisited.

Lois Bruce concurred with Ed Shriner's comments.

Nanette Kuich shared the history of how CPOA acquired the Trailhead, ACC and Short Course from the club during the bankruptcy. By acquiring these properties, the CPOA assumed the associated operating and maintained costs. The ACC is due for upgrading and maintenance, the Short Course ponds need to be repaired; estimates for repairs and upgrades are between \$10-15 million over the next few years.

Rick Smith offered a historic perspective on how the boards decided to consider a community center. After two years of listening to community feedback (ACC is aging, too small, has deferred maintenance, needs a renovation, a remodel and upgrades), they took a more holistic approach and considered the community as a whole rather than distinct and isolated neighborhoods. The Boards researched other communities and wanted to bring the Cordillera community together in a facility for everyone.

Larry Brooks acknowledged that he had received a lot of positive and negative feedback. He agreed with Director Shriner that the Boards should wait and see what happens with the Lodge. He stressed that the boards are thinking about the community as a whole.

#### **CMD Board Discussion**

David Bentley expressed his concerns that some community members' approach to their opposition negated the benefit of what the Board was trying to achieve with the project. The rumors were disruptive and not helpful.

Kitty George sees an increase in younger families, so the boards need to plan for Cordillera's future. Neither the Club or TimberHearth is owned by the community, so it is important to focus on what we can change and can control.

David Davies shared that each Board member held the honest belief that they were doing something for the community when they put this process forward. With all the input that was received through letters, emails and phone calls, a third were in support, a third in opposition and a third were general inquires

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related to programming, cost or how the Boards were going to finance the project. He was concerned that a large number of property owners did not want to invest in the community. Some of the input was based on falsehoods and rumors and they were used strategically.

Judy McBride voiced her support for the community center, sharing that it would be a great addition to the community and it is exciting. She believes it would raise property values.

David Davies asked the community members that were present if they would like to see the presentation or to go ahead with public comment. The members present agreed to forgo the presentation and to proceed with public comment.

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

There were 203 community members in attendance with 24 members who chose to speak and give input.

### **ADJOURNMENT**

Director Bentley 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 6:07 p.m. on Monday, July 10, 2017.

Respectfully submitted,

  
Tracy Stowell  
Executive Coordinator