

CORDILLERA METROPOLITAN DISTRICT
SPECIAL BOARD MEETING MINUTES
THURSDAY, AUGUST 3, 2017
0360 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held August 3, 2017 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present: Judith McBride, President
Robert Egan, Treasurer
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; Joe Helminski, recreation director; Toby Sprunk, Eagle County open space coordinator, Kerri McDowell, McDowell Engineering, Kurt Rhoden, Cordillera resident, Michael Lund, Stifel and 46 members of the public.

CALL TO ORDER

Director McBride called to order the Special Meeting of the Cordillera Metropolitan District at 2:39 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 special meeting at least 72 hours in advance. No conflicts of interest were noted.

APPROVAL OF AGENDA

August 3, 2017 Meeting Agenda

Director Egan moved to approve the August 3, 2017, Special Meeting Agenda. Seconded by Director Bentley.

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

Approved the August 3, 2017 Special Meeting Agenda.

APPROVAL OF CONSENT AGENDA ITEMS

Approval of June 23 Regular Meeting Minutes

Approval of July 6 Special Meeting Minutes

Approval of July 10 Special Meeting Minutes

Director Egan moved to approve the June 23, 2017, Regular Meeting Minutes and the July 6, and July 10, 2017, Special Meeting Minutes. Seconded by Director George.

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

Approved the June 23, 2017, Special Meeting Minutes and the July 6, and July 10, 2017, Special Meeting Minutes.

Community Center Planning

Director Egan made a motion for CMD to discontinue all planning and efforts on the community center based on community input and uncertainty surrounding the Lodge. Seconded by David Davies.

Upon motion duly made and seconded, motion passes with a 3-2 vote in favor with Directors McBride and George opposed.

Approved cessation of planning and other efforts for the Community Center.

JOINT CMD/CPOA AGENDA ITEMS

Community Center Planning

The boards discussed the community center planning process. The audience made suggestions to form committees to help the board in the future. Project expenses total \$166,439.45 which include legal and title work, design concepts and graphic design. Audience members questioned if this total included staff time, which was answered in the negative. On October 21, 2016, the board approved \$120,000 for strategic planning; in March 2017, the boards approved an additional \$160,000 for the effort.

Suggestions to consult Cotton & Company or similar resort marketing firm have been considered; Cotton & Co has offered to visit and develop a marketing plan for \$20,000 with additional travel costs.

Staff has contacted Andrej Brujilin for a cost estimate for a community survey; however, the objectives of the survey and what value it could add is yet to be determined.

Hardscrabble Ranch Open Space and Cordillera Connection/Access

Toby Sprunk, Eagle County open space director, presented information on the recently purchased Hardscrabble Ranch, a 1,540-acre parcel of land that adjoins Cordillera's southwest border on which a conservation easement will be placed. In a complex land deal, the Conservation Fund now owns the land which will ultimately be transferred to Eagle County's Open Space program for permanent protection. Hiking, fishing and historical ranching activities will be allowed.

There is an existing two-track dirt road from Cordillera through BLM and the Hardscrabble parcel. Staff priority is maintaining the assets for emergency egress access; however, it is not currently permitted by the current or previous land owner. The County can consider a request for the road to be established for emergency egress; however, expanding its use for regular vehicular traffic is counter to the conservation requirements of the purchase.

According to Cordillera resident Ron Askew, 86 Jacksons Path, all utilities and fire hydrants have been identified and marked by GPS. Sprunk confirmed that existing utility easements are respected in the land agreement and all pre-existing rights remain intact.

There are owners seeking the construction of a road. Kurt Rhoden, 872 Webb Peak, Cordillera, shared his concerns about EMS services to the Summit and Territories from Eagle. Rhoden desires a more direct route for emergency services. A group of homeowners he represents are also exploring the options available for recreational vehicle use of the existing trail both on BLM land and on the Hardscrabble parcel. He requested the Boards hire a real estate attorney to research the title history to determine what easements exist and if a road can be constructed for permanent public access. It was noted that all Cordillera roads are public and if this dirt-track was to become a road, public access into Cordillera would be permitted.

A discussion ensued about what easements exist, if they are prescriptive easements and ensuring egress rights. Cordillera needs to determine what rights it has on the parcel.

It was acknowledged that if requests for a motorized road stop the creation of the conservation easement, Cordillera would have a significant public relations problem.

Sprunk will take Cordillera's concerns to the Eagle County Board of County Commissioners. Finalizing the draft land agreement will take four to six weeks.

Director Davies made a motion to consult with legal counsel to determine cost and scope of title research and what rights Cordillera has on the property. Seconded by Director Bentley.

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

Approved consulting with legal counsel for the purposes of determining cost and scope of title research.

2018 Budget Planning Process and Timeline

Oys shared that the 2018 budget process started concurrent with work plan development. The management team has already met on the budget timeline and will be looking for areas of alignment. There will be numerous meetings with board presidents and treasurers. Staff will present the boards with a cafeteria plan of options for guidance at the September 22 meeting. After direction is received from the board, the budget will be refined for a budget hearing October 27 or November 23, based on board member availability. The budget will be available for public review September 22 and final budget will be available December 1 which is 30 days before the fiscal year begins.

Shared Driveways and Access Roads

Alan Pogue has identified 66 properties with shared drives that are not public roads. Forty-three have been transferred to CMD, twenty-three are served by access easements identified on various plats. These plats do not obligate CMD to maintain the access easements. CMD would like to eliminate this distinction on a case by case basis to be consistent throughout the community. For the twenty-three properties with an access easement, CMD will ask property owners to quit-claim the access drives to CMD, or, in the alternative, convey an easement to CMD to permit CMD to maintain the access drives.

PUBLIC INPUT

Lois Van Deusen, 82 Rodeo Drive, addressed the campaign regarding the bylaw amendments. Email communication throughout the community is troubling because of their false statements. The CPOA has a responsibility to educate the community on the impact of the amendments and correct false statements.

Cheryl Foley, 178 Grey Hawk Lane, asked if the boards/staff have done an analysis of the covenants, bylaws to ensure the community's rights are protected as it relates to Lodge construction. The two parcels on which the Lodge sits are not within the DRB guidelines, however, building permits will be authorized through the county.

Dennis Meyer, 50 Bermuda, urged cooperation between those seeking the bylaw amendments and the boards. Simon Aron, 42 Bermuda, echoed this point.

To this request, Alan Pogue, legal counsel, informed the audience that only the people who signed and/or submitted the petition can withdraw the petition. The CPOA board cannot change the petition or negotiate on its existing terms. As long as a sufficient number of property owners support the petition as it stands there must be a vote. The board cannot offer a different measure as this would expose them to lawsuit for competing with the petitioner's rights. The threshold for a special meeting is 10 percent of properties, which is about 86 signatures. The petitions have 120 signatures. If the petitioners want to withdraw the petition, petitioners must acquire enough signatures for withdraw that meets the 10 percent threshold.

The audience was also informed that the petitioners consulted with Pogue before the petition submittal. Pogue offered suggestions to have a different threshold for the majority of votes or stipulating a dollar amount in order to provide clearer definition. This language ultimately was not included in the petitions.

Avery More, 233 Saddle Ridge Road, asked if the petitions were withdrawn will the board move quickly to vote to institute fiscal discipline by the annual meeting of the members August 18.

Pogue replied that the timeline to do such a vote is tight given that eight hundred-plus proxies would need to be sent out and returned by then. Given that proxies would be sent out through the U.S. Postal Service, it is not likely.

Van Deusen pointed out that the boards did act in a fiscally responsible manner regarding the Community Center. The boards were transparent and sought community feedback, during the summer when most owners were here, and received it. It would have been irresponsible not to do a strategic plan.

Director Shriner pointed out that CPOA's ability to borrow money is limited and it is not possible for them to obtain a loan for \$25 million. The board is fiscally responsible; in 25 years, it has never been in debt. Fiscal malfeasance doesn't exist, and the boards operate for the community's best interest.

Jane Roberts, 231 Saddle Ridge Road, stated she was for the petition because the board was given unlimited check with the assumption that it would spend money wisely. She offered three examples where she believed the board did not act responsibly: The fast-paced community center plan without a community vote; the CMD board failure to manage the existing debt and refinance the debt for a lower rate pointing out that it costs property owners \$500 per day extra until it is refinanced; and the willingness of the board to stretch the debt to the limit. She suggested working together on the language of the petition.

Director Egan, disputed Roberts claim pertaining to the cost per property owner offering that it was closer to \$123 per day to maintain the current debt.

Director Shriner repeated that the boards have not borrowed money, but rather did a feasibility study as every other board in the valley does before presenting options to the community.

Director Egan highlighted that CMD cannot borrow money unless they receive approval in a vote per Colorado TABOR statute. It is Colorado law that only allows Colorado residents to vote.

Roberts argued that the community center idea should have been brought to the community for a vote.

Director Davies pointed out that the boards outlined a public process to inform the community about the project. The vast majority who showed up at the meetings were those opposed to the project. Those who supported it did not show up at the meetings, so the boards did not hear from a sufficient number of people in support to continue with the project. The boards wanted to hear from the whole community.

Director McBride indicated her strong support for the community center idea. She explained her reasons for not voting to stop the community center planning process. She believes that the community needs a strategic plan and something like the community center. The boards should absolutely be looking for what will benefit the community and she was looking to the future by supporting the project. If community members really believe the boards have been fiscally irresponsible, then people should go to the county for a recall petition; short of a recall, she asked community members to be supportive of the boards now and into the future.

Richard Saxby, 12 Stag Gulch, expressed his disappointment in the way minutes were recorded on the July 10 meeting as they did not record the opposition to the project and believes they are a blatant misrepresentation of the meeting.

Rachel Oys, general manager, explained that the protocol has not been to include all public comment in the minutes.

Director Davies reiterated that the boards were not under the delusion that there was not opposition and therefore they voted to stop the process; the public input told them there was not support.

As the CPOA Treasurer, Nanette Kuich, explained that long-term planning is part of the boards responsibility. The community has \$10 million in work identified on the current facilities. The community center process was an effort to get cost estimates on what a new facility would cost versus maintaining and/or upgrading the current assets. The boards hear loud and clear the message to keep existing facilities rather than building a new center. There is a lot of work on existing facilities that will cost the community money.

Laine Edinburg, 610 Andorra, brought up the Athletic Center of Cordillera (ACC) discarded remodel project from 2016, pointing out that there was community support when it was going to be a \$1 million remodel but not a \$4 to \$5 million remodel. The board spent \$500,000 for marketing/renderings. She urged cooperation for a world class athletic facility and the use of a survey to determine what the community wants.

Terry Eubank, asked Pogue to clarify what needs to occur to withdraw the petition. Pogue responded that people needed to sign a petition withdrawing their support of the original petition. This would need to be done immediately.

Jon Warren, 235 Saddle Ridge, recognized that the board members are community members too. He talked about his concern for the future for the Short Course and suffering golf course communities around the country. Marketing should promote golf and the other amenities. He had concerns about the Short Course, Grouse on the Green, the Ski Lodge at Beaver Creek and the ski shuttle service from the Lodge. He volunteered to facilitate an extended strategic planning session with outside consultants, Cordillera property owners and realtors to identify objectives and plans for the future to establish a plan that homeowners can accept.

Bill Stevenson, 33 E. Timber Draw, is encouraged by a willingness to look to outside services. He also asked Pogue if community members were asked to refrain from discussing the Lodge in public because it poses a threat to legal strategy, how does the community find out what actions are being taken. Pogue offered for Stevenson to call him or a board member.

Charlene Koegel, 233 Black Bear Trail, wants a survey to gather information from the community on what it wants. She volunteered to be on the committee. She was on the committee that presented the ACC remodel in 2016.

Oys said that a survey is being reviewed with the length ranging from two to 100 questions. Community members should talk to board members if they want something specific included. Staff is gathering best practices from the survey companies to bring back to the boards. There are multiple topics in the community that could be surveyed.

Director McBride said that bids from professional companies are being requested.

Director Egan pointed out that if the boards were going to hire a marketing firm that it would be wise to wait to hear the recommendations first.

Koegel wants to see the survey before it goes out.

Director Shriner said no to this request.

Director Davies pointed out that this community has diverse views.

Oys wanted the community to have accurate information; she shared that the ACC plans were \$236K and it was indeed possible to put a room over the pool.

Ursula Gross, 37 Fairway Lane, thinks the boards are doing a great job and believes that a community center is needed. She shared her experience with a club in Florida that successfully built a center and it became a draw for the community. There was a survey before planning commenced, so by the time the project was built the community supported it. She believes a community center would bring life back to Cordillera.

Director Shriner pointed out that the planning strategy for the community center planning process was to put everything in at first and then remove programming/elements as they received feedback.

Tom Thomas, 193 Aspen Meadows Road, supported Kuich's comments, acknowledging that the amenities are deteriorating. He believes that \$10 million is not enough to keep the community going.

Director Kuich pointed out that the \$10 million estimate were to maintain the assets not upgrade. Estimates could increase, just like in a home construction project, as labor and material costs fluctuate.

Simon Aron, 42 Bermuda Drive, does not think there is an issue of fiscal responsibility; presentation and process is important to getting input from the community.

Sandra Thomas, 193 Aspen Meadows, does not want to hamstring the board and the community's finances because eventually the boards will be scared to spend money. Then people will start to take their interest and families elsewhere.

Pam Smith, 675 Saddle Ridge Loop, pointed out that through the community center process, the message was clear that Cordillera is not an apathetic community; people want to protect their property values, people want to provide input. There are ways to devise a survey where people share ideas to help the boards get a clear vision for the direction of the community. Getting people to respond to surveys takes a lot of work. There needs to be multiple communication points to make it super easy and give them plenty of time, so there can be trust in the results.

Jeannie Quagliano, 251 Granada Hill Road, thanked the board for their work as it is a volunteer position. She does not want to see the community divisions that has been surfacing recently. She would like people to think of the big picture.

Jerry More, 233 Saddle Ridge Road, stated although it is one Cordillera there are satellite communities. Those in the community who are not Colorado voters look to CPOA to represent their views. She was concerned about the concept of taxation without representation

Director Davies argued that every discussion, vote and view expressed has always been on behalf of Cordillera property owners without making the distinction for those who are Colorado voters or not. The boards act on the interest of all Cordillera property owners.

Director Kuich noted that the boards recognize that part-time residents pay just as much in dues and taxes as the full-time residents and believes that they work to make the community nice for when part time residents come to Cordillera.

Nancy Alexander, 101 Red Draw, wondered what will happen to the Trailhead and ACC? Many people like to walk to these facilities. She appealed to the boards that when they make a plan, clarify what will happen to existing facilities.

Director Bruce noted she never felt a distinction between Colorado residents and part-time residents.

Bob Collins, 500 Kensington Drive, thanked the board. Then he asked about who will review the use of the Lodge building to stay within the Commissioners restrictions and if there need to be permits?

Pogue responded that it will depend on the PUD.

Director Egan asked if there is a business license review.

Pogue answered that there is a lot of licensing review that will occur at the State level. The County review is a land use review.

Scott Glasser, 340 Elk Springs Trail, asked where the regulation came from that require roofs to be replaced with shingles.

Director Shriner replied that it is in the DRB guidelines, but many times insurance companies will drop coverage unless a roof is replaced with noncombustible materials.

Glasser would prefer that the insurance companies require the replacement rather than the CPOA.

Director Smith announced that he had a prepared statement that will be included in the minutes rather than read during the meeting regarding the Community Center.

Director Shriner offered to meet with Avery More, Saturday, August 5, to come up with language to bring back to the Board.

CMD ITEMS

Director Egan moved to approve the 2016 Annual Audit. Seconded by Director Davies.

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

Approve the 2016 Annual Audit.

CMD Bond Refinancing

Michael Lund from Stifel reviewed the refinancing information and the term sheet from US Bank for refinancing CMD and CCMD bonds, seeking board approval to proceed with the refinancing.

Director Egan made a motion for Stifel to proceed with bond refinancing work. Seconded by Director Bentley.

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

Approve proceeding with the bond refinancing.

Roundabout

Keri McDowell and Community Operations Director Trevor Broersma presented findings regarding the Fenno Drive/Club Cottage Drive trial roundabout. It has proven to be successful but needs adjustments as uphill traffic does not slow down sufficiently. The installation of the roundabout was approved after McDowell conducted a study in 2016 and offered recommendations to reduce speeds. The study was initiated after a request was made to install a stop sign at the intersection.

Director Bentley shared that he had received comments from community members who believed that the roundabout made the road less safe. Director Davies echoed this sentiment.

It was asked if a stop sign could be installed. McDowell explained that there are federal standards that allow for the installation of a stop sign and the intersection does not meet the standards. Installing one without meeting the standards opens the District up to liability.

The roundabout is a relatively low cost/low risk approach to calming traffic at this dangerous intersection. Based on field observations it is working. The intersection and roundabout were presented to a roundabout expert who supported its use as a good option.

Discussion ensued about expanding the roundabout 90 feet, its impacts on the walking path, maintaining the temporary roundabout through the winter and how this will affect snowplowing. The road is scheduled to be repaved in 2018.

Director McBride asked if speed bumps could be used at the intersection instead. Trevor Broersma explained that they are quite noisy and damaging to the snow plows. Speed bumps in the winter are also more dangerous because ice in/around the bump can cause drivers to lose control.

It was requested to remove the roundabout during the winter. Both McDowell and Broersma advised against this because having it in place consistently aids in the education efforts and habit-forming process for drivers.

Director Davies made a motion to have the roundabout removed for the winter. Seconded by Bentley. The board voted two to three against removing the roundabout with no votes from Directors George, McBride and Egan.

Failed the motion to remove the roundabout for winter.

Director Davies made a motion for staff to obtain costs to extend the roundabout and roadway by 90 feet. Director George seconded the motion.

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

Approve the motion for staff to obtain costs for the expansion of the road for the roundabout.

Director Davies made a motion to spend \$15,000 so an effective roundabout and walkway can be made this year. Seconded by Director Bentley.

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

Approve spending \$15,000 for roundabout and walkway.

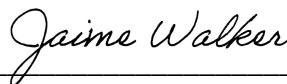
ADJOURNMENT

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

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

Adjourn the Special Meeting of the Cordillera Metropolitan District at 6:08 p.m. Thursday, August 3, 2017.

Respectfully submitted,



Jaime Walker
Communications Manager

Compiled
Public Input
on the
Cordillera Community Center

Public Input - July 6 & 7 Open Houses

Name Input Given:

IN SUPPORT

1	Bill Stephenson	I would support a new fitness center- swimming pool (outdoor), snack bar, meeting room. No to moving admin, basketball court, pickel ball (indoor), moving post office and closing trailhead. Start small and locate in such a way that as future needs occur things can be added.
2	Becca Green	Lodge/Grouse used to be nice with a strong sense of community. It would be nice to get that sense back. Need amenities that will attract young generation. Pickleball is for seniors.
3	Deb Travers	Having a cednter that everyone drives by makes a lot of sense. Doesn't matter if it is the equestrian or the lower plateau. But Equestrian parcel is dark without views. Other parcel has more views and could be nicer, better views, sun and ambiance.
4	Jim Murtaugh	The plans look fantastic. I prefer the lower plateau site. The "spa" facilities should be 5 star hotel.
5	Diane Troutman	Equestrian Center is a good location from a sales and PR viewpoint for Cordillera. Would want to add - transportation, shuttle to and from Eagle Airport and ski slopes. And Adequate parking for all listed activities.

GENERAL COMMENTS

6	Suzanne Wray	Leave the admin and PO where they are. The facilities are in place and doesn't seem to make sense to move them 100 yards down the road!
7	Geof Kirsch	Commendation on transparency & communication. I generally favor the idea of a gathering facility. However, I do not favor the timing. I believe that we should wait until there is clarity on the disposition of the lodge. Movement on our part is premature.

AGAINST COMMENTS

8	Mort Mulliken	Totally against! What's the rush? Slow Down. Take a survey. Way more transparency.
9	John Warren	We don't need this! No new debt. Don't destroy the elk migration path.

10	Dwight Hilson	There is no objective research, yet, that the community needs this project. Stop the building, planning and focus instead on determining 1. facilities desired by homeowners and which will be used. 2. poll homeowners about costs to them, what effect will tax increases have on them. How will higher taxes effect property values. 3. Analyze community demographics, age, time in Cordillera, etc. 4. Facilities people have in their home - fitness equipment, spas, etc.
-----------	---------------	--

<p>11</p>	<p>Bill & Kathie Stephenson Mike and Bev Ellis Mike Williams and Amber Swedgan Jim Landis Ron and Joy Haynes John & Carolyn Moorman</p>	<p>Subject: Proposed Cordillera Community Center</p> <p>We, the undersigned, wish to address some of the rumors surrounding the planning and construction of a new fitness/community center. We acknowledge that we can only respond or react to rumors as there has been little concrete information released to our property owners. Apparently there are some Board members disseminating information that has raised homeowners concerns. While many agree that a first class fitness facility would be an enhancement to the lifestyle in Cordillera, the rumored magnitude of such a facility seems excessive. Many club communities are finding it necessary to have such a great fitness facility as a competitive enhancement to attract new and younger residents.</p> <p>A fitness center with a swimming pool, wading pool, snack bar, saunas and similar amenities is something we may all support. Similar facilities at Clubs we belong to have cost in the neighborhood of \$7million to \$9 million.</p> <p>A pressing concern is the proposed closing and relocating the Post Office and Administration building there, as well as closing the Summit fitness facility and the Trailhead. These amenities are more than satisfactory for the services they provide. There is a special fondness for the Trailhead and Cordy Camp for our grandchildren. The Summit facility was an enhancement that encouraged residents to buy at the Summit. Why close these facilities and increase the cost of a new project when they are more than satisfactory as it? Also, there are rumors that the plans may include a restaurant. We feel this would be a major mistake as it would add significantly to the cost of the facility. The history of our trying to make a restaurant work has been a major disappointment. Additionally, why would we want to compete with our own Club that is available to all property owners?</p> <p>We hope the Boards will take embrace their responsibility to not only manages our community but to do so in a fiscally responsible manner. We have already spent or committed to spend in the neighborhood of in excess of \$600,000 for the failed effort to expand and enhance the Summit fitness facility and for the experts to assist the boards in planning and executing this project.</p> <p>We believe it would be in everyone’s best interest for the Board to survey the property owners and seek input from those of us who will be paying for the project. Rumors again suggest that the cost estimates for the community center envisioned is in the neighborhood of \$18 to \$20 million dollars, a rather large sum to pay for a project of a size that we do not feel is required or appropriate.</p> <p>Then, there is the issue of where to locate such a facility. Individuals that currently utilize the Equestrian Center are concerned that that location is under consideration and how, if true, it would impact those buildings.</p> <p>Finally, until the Lodge issue is settled it seems premature to proceed with any project of this scope as it may revert to its former form depending on the ultimate owner.</p> <p>Based on what we are hearing from others there are a substantial number of residents who have similar concerns.</p>
------------------	--	---

Public Input at the May 16, 2017 Special Board Meeting

	Name	Input Given:
1	John O'Brien	Why are we converting the short course to a park? Can we get the Grouse on the Green? We should have a community subcommittee to help with this planning.
2	Jane Roberts	Concerned with the vistas and the elk. Remember the Red Draw Ranch opposition. With this type of facility there will be noise, light and traffic issues. Is this worth property values plummeting and risking more law suits.
3	Bill Steveson	Concerns - not moving post office or other facilities. No on a restaurant.
4	Mikki Pogue	Didn't know about previous meetings. Has hear rumors that there is nothing that property owners can do about this. That it is going to happen regardless.; Don't want to loose amenities at the summit.
5	Jay & Dee Tobin	There has been no communication from the boards on this. Need to be more transparent.
6	Jeanie Quagliano	appreciates the Ranch facility but there needs to be a centrally located facility.
7	Angela Overy	Need a facility that is convenient to everyone with a village like atmosphere.
8	Charlie Baker	Should not tear down facilities. Is hearing about crazy numbers associated with this project.
9	Kent Barker	Another black eye for Cordillera. Should not tear down existing facilites.
10	Steve Gamble	Supports what John O'Brien stated earlier. We need a fresh look at the short course. Look at it independently. Maybe a meeting set up with a subcommittee to work on the short course.
11	Charlene Koegel	Cordillera is a jewel. Golf, post office, love them the way they are. Appreciates the wildlife . Need to renovate the current athletic center. We already have plans. Membership will triple.
12	John Moorman	Here to listen. Project has merit. Need to protect services we already have and previous decisions the boards have already made.

Public Input at the May 24, 2017 Special Board Meeting

Name	Input Given:
1 Nancy Boyce	Interesting that Boards wan to bring the community together. Does not think people will come. Stated that we live in the most expensive taxed community in the valley.
2 John Warren	Likes the open process with homeowner input. Wanted Judy to clarify what she meant when she stated that "we already know what we want".
3 Buzz Larsen	need to present something to the community soon. Does this community even want this? Be more forthcoming. We are getting ahead of ourselves.
4 Jim Regele	What got us at looking at a community center? We should poll the community before we started this process.
5 Buzz Larsen	Needed feedback before spending money.
6 Joyce Krasnow	Do we need this? Need to bring value back. We're the bargain place. Need to do something to bring us back.
7 Charlene Koegel	Need ACC remodeled. We do not need this. We need more programming. People will not use this facility. Should have polled the community before doing this.
8 Cindy Moran	We have good existing facilities. Can we resue existing space for something for the Divide side of the community? What about partnering with Troon. Get more people to leverage club restaurants.

Public Input at the June 23, 2017 Regular Board Meeting

Name	Input Given:
1	Susie Cunningham understand why the boards choose to spent \$280K on consultants but would not put in \$200K for the short course. There is not security on the short course. Anyone can play. No way to manage it.
2	Angela Overy The idea of having a community center is great. Having space for estimates by July 3? Does not think the community needs this new facility. The existing buildings should be used. community does not need this center; ACC people do not use that much we don't have people here all year round. Don't like to waste we should re-use facility. ACC plans were fantastic. Population is 55-75 be careful of what we need in the facility. Too many part-time owners. Do we still have ACC plans? Can these be displayed fairly at the meetings.
3	Charlene Koegel Has concerns about the money spent thus far. There should have been a vote to see if this is where the community want to go.
4	Grant Cunningham People like the charm of seeing the equestrian center.
5	Ron Askew Opposes the community center. This would put Cordillera in huge debt. Would like a copy of the Fitz report on the website.
6	Jane Roberts What is the criteria and who gets to vote? Can the plots be staked off so property owners can walk it on their own?
7	Alison Warren Increasing real estate values will make Cordillera better. We have to keep the lodge. Raise money privately for legal costs associated with the lodge. Why are the boards not helping with this.?
8	Barbara Benson The drawing are stunning. The community should have been asked and not told. Survey people who live here now. Money to restore, the equestrian center is the only one that turns a profit. Capital costs are associated with all facility. Gateway to Cordillera, sense of western, cowboy - people want to preserve sense. Expense of looking at ACC w/o first looking at what people wanted.
9	Deb Zwick Appalled at Boards for not asking the community before spending money on this planning. Came from metro area for privacy, wildlife and beauty. The distance to work out from the Divide to the Summit is not that long.
10	Janice Roberts

11	Clay Becker	<p>If you are looking at the big picture, the Boards are trying to do the right thing. The Boards need to take a time out. The community does not need to be loaded up with more bonds. Figure out where the community stands. If they are against, stop. You have to have a big meeting for input from everyone in the community. The story on the lodge isn't over. We have to understand the financing and costs. A recession will happen. We need to plan for the lodge.</p>
12	Danny Ponce	<p>Survey the community to find out what the community wants. Where is there proof that this community center will increase property values. Be prepared for the lodge. In a rush for November; the only people who will vote on bonds are Colorado voters. Would like to see financing plan to be able to give valued input. Slow the process down.</p>
13	Mark Kronskey	<p>I have no opportunity to vote on this issue because of my residency. The only fair thing is to let every property owner have a vote on this issue.</p>
14	Susie Cunningham	<p>Board members should be respectful.</p>

Public Input - July 3 Community Day

Name **Input Given:**

IN SUPPORT

1	Gail & Jay Mahoney	I am in favor of pursuing the community center
2	Val Haley	I am totally open to this exploration of the concept of a community center. I am looking forward to hearing more about it including the financing of it.
3	Regina & Kyle Fink	Two Thumbs Up! We totally support this!
4	Katherine & Eddie Pelz	1. Coffe shop would be nice addition. 2. Is this in addition to pool/athletic center at the summit. 3. Hotel close by might be nice to have to encourage community center as a business meeting place. 4. community center used as a CME stop. Shuttle center to individual houses.
5	Lois Van Deusen	Great plan! We applaud the oards for their vision.
6	Bruce Baumgartner	Looks like a good idea. Cordillera needs community. Cordillera needs a community center.
7	Grossman	Love the idea. My sugestion is that we could use ski lockers. Just a thought.
8	James Haley	I think it would be a great addition to Cordillera. Fully support the idea and concept
9	Hank	No flex space but circuit training space. Yes PO. No admin. When you build it, more people wil use it.
10	Richard & Yvonne Sliver	We vote for the lower parcel on Carterville Road. Do not relocate the equestrian center.
11	Rick Sunderland	Squash courts must be included.
12	Ginder Murlaugh	Living on the Divide Side, we are big advocates for having an athletic center within 10 minutes of our home. I am also a huge fan of having a community center that caters to the whole community in one central location. I love the idea of option 1 but 2 will do. with transportation, administration, gymnasium if economically feasible, we are big fans!!
13	Sally Spence	Love the idea! Happy with either site location. Do what makes most sense financially! Coupld pass on golf simulator. Must Haves: café, transporation to and from eagle and DIA airports and mountains for skiing, want post office and front desk/concierge and admin office.
14	Laurie Iverson	First of all, "community center" is an awful name-sounds like the YMCA. 2nd.- I'm a big fan. We need to invest in the future of Cordillera community. It's a beautiful community worth investing in. We want this. We want this in a central locale, convenient to everyone. I believe this will increase the draw of Cordillera interest.
15	Matt Iverson	I am a huge supporter of this concept. This community needs a vision to move this community forward to success. It will add value for our future to put our past behind.

GENERAL AND/OR ACC COMMENTS

16	Rodney & Josie Hughs	Don't close ACC. Add value leagal advise - taxes on medical facility to fund expansion
17	Linda & Dennis Meir	I'd like to see the summit athletic center redone at \$4 million, build it there and they will come. Not necessary to have a basketball court. Don't disturb the elk, site will make equestrian site too commercial looking.
18	Eddie Pelz	We love the summit athletic complex.- additional common area would be great. Consider artificial putting green.
19	Simon Aron	Cost Vs. utilization.
20	Steve Beermeister	\$ amt spent on ACC & CCC design/plans. \$ spent on CCC planning now when other firms could do it for free. 12 home owners at CEC vs. 16,000 people at ACC- equestrian center parcel demo doesn't make sense. - build CCC and keep ACC - lower plateau, waste not want not, but most cost effective. - be transparent; maintain trust - be good stewards of \$ - will enhance property value.

AGAINST COMMENTS

21	Bevorly Ellie	We're tired of such high taxes and wonder why this is necessary.
22	Judy Yordi	The design is too modern/contemporary for this setting. I am opposed to the huge community center.

23	Tim Muffley	ABSOLUTELY NO!!! Stop spending our money. This is ridiculous venture. PLEASE STOP!
24	Tom & Nancy Klumb	very concered. Feel this is unnecessary expense to spend \$20-30 millon. Love to upgrade existgting amenities. Very concerned if \$4 million probject voted down how will this ever pass when people really understand what is been proposed.
25	Kim Muffley	I think it is totally unfair to the residents that we did not get a vote on whether we wanted this or not before you spent money on the feasibility study. This isn an unnecessary expenditure and the board has no right to make this determiniation without us. This community hasn't even rebounded from "the lodge" incidnet why start another project that is unwanted! We also don't want to incur additional debe! The full time residents only total 25% and the facilities don't get used as it is, why do we need more. STOP SPENDING OUR MONEY.

Public Input - July 10 Special Board Meeting

	Name	Input Given:
1	Lois Van Deusen	<p>All community members receive announcements, call in numbers and budgets. These board have been as transparent as any governing body could be. These 10 board members are neighbors, friends and golfing buddies. They are working in the best interest. They are trying to follow the mission. Not okay to demonize the board members.</p> <p>This community deserves world class community center. Let's discuss with mutual respect.</p>
2	Steven Wellins	<p>Holding petitions executing petition for a Vote. We will be sending to board. Call a special meeting.</p> <p>2 amendments - 1. CPOA board of directors must approve CPOA members prior to acquire debt except in emergency. 2. limited to supporting CMD debt for capital improvements. You should have come to the community first so therefore you wouldn't be in this position today. The majority of residents are not Colorado Residents therefore, we are unable to vote.</p> <p>Singletree has higher property values. Community center is not going to make Cordillera special to increase our property values. Debt per property is \$30,000. You are asking us to take on the debt. You haven't communicated how much the new building will cost</p>
3	Richard Saxby	<p>What is cost of maintaining the existing facilities? We are not forsaking the short course, right? It will be there now and later. What happens to the existing building? Buildings demolished will cost money and so will maintaining them. The plateau is one of the great totted assets of the community which is the elk caving ground. Serra club or someone will give us bad P.R. if Cordillera proceeds- reputational risk. You should not even consider the meadow. The environmental risk is to great. I'm in the oil business . Don't underestimate the cost of public opinion when it comes to the environment.</p>
4	Susan Hoffman	<p>A decision of this magnitude should be voted on by all. Vail Resorts was easier to deal with.</p> <p>Why do CPOA and CMD meet together? Concerned about the unity of the boards. The lines need to be more clear between CPOA and CMD.</p> <p>Am in favor what we can do in future with all the we have.</p>

5	John Warren	<p>Aware of sunshine lines. In strategic planning session you bring together all stakeholder to identify future plans for Cordillera. He was the only homeowner who participated in the strategic planning. There was no community member/homeowner input. This is not how the board should operate.</p> <p>There were comments made at meetings that gave indication of intent. "we already know what we want" . I recommend that the boards stop planning for a community center until you can conduct a true strategic planning session so we can prioritize amenities.</p>
6	Dan Roberts	<p>Given the size and expenditure. All property owners should be allowed to vote. We have a BBB+ rating which is just above junk. Refinancing the debt; took out bonds at higher interest rates. We could refinance at lower rate. If this is true, we should refinance. Why have we not done this? Refinancing does not depend on building the center. The savings could be used for reducing our taxes. How is it that the taxes on the debt will not go up after we borrow \$25 milion. Six years \$0 debt. Alternatively, taxes will remain at high level for next 30 years. Interest only loans are only for organizations/people who can't afford to pay principle.</p> <p>What happens if Cordillera is presented for unforeseen opportunity or problem? Ask Rachel for Steiffel assessment.</p> <p>How do we pay for financing if property values drop? Lower taxes would increase our property values.</p> <p>What is the tradeoff to maintaining existing buildings versus building a new one. The existing buildings cost \$3.8 at minimum (not including short course). Community center would cost 10 x as much as maintaining the existing buildings. Adding \$25 million in debt is fiscally imprudent.</p> <p>📎</p>
7	Charlene Koegel	<p>During the busiest time, yoga classes are full; however, after Christmas there are less people. Not sustainable to do nothing with the existing buildings; they will need repairs. The existing facilities perfectly serve the community. The proposed sites have challenges. -- there is no central location. We need to reexamine the ACC remodel. The existing plans captured the sentiments of the community. It should be expanded. We are not like other communities. Need to take all input. Charlene is running for the board. Stop the community center.</p>

8	Lainie Edinburg	<p>Cordillera master planning in 1996. in 2000 administration building and fire station to be built at CEC. However, at time CEC was identified as a unique entrance to the community. The CMD/CPOA boards looked to purchase land to house admin, maintenance, fire, etc. Carterville was purchased in 2001 for \$3.5 million. Benefits of this parcel was proximity to all owners, but not part of the view corridor. These buildings are only 14 years old. A bond was taken out and will mature in 2022. Upgrades and maintenance don't have structural issues and don't need to be torn down. CMD/CPOA held off on building an athletic facility. The PO was also built. Four chefs have tired, but not viable. 2014 with Wilhelm lawsuit the CPOA took over Trailhead and ACC thereby given ownership. Owners have already spent the money for community center. Additionally, we used to do a survey that used to be given yearly. There haven't been these surveys in the last five years. As part of the existing Community needs to make the decision.</p>
9	Jerry More	<p>I think the CPOA board are good people, but sentiments is due to how the board went about things. The difference between the two boards is fuzzy. Colorado residents and nonresidents ??? Sound fiscal policy Vote for the amendments. Centralized community low six figures and bonds is our money. I am against spending money. We need to decide on a concept before spending money. Candidate packets the votes need to be sent to a third party.</p>
10	Charles Jackson	<p>I like the board, but don't like the idea. I'm not in favor of amending the bylaws. They can make expenditures.</p>
11	Suzanne Hatcher	<p>Love Cordillera. "We have you exactly where we want you." We are mad, disillusioned, suspicious. I want to watch the elk herd. Trying to bring a younger audience to Cordillera. I am 56 and I don't want more debt or taxes. A building does not build community . People working together builds community and all the activities.</p>
12	Paul Krasnow	<p>Surveys are important. When I was on the board, we had a person dedicated to promoting Cordillera/PR. The only two communities to not increase values is Cordillera in all of EC. We are the community of NO. We have to improve our community. We can't argue and do silly amendments that take power away from board. Build community on increasing values and improving our amenities. You can't get into the ACC classes. Love your community. Don't say anything negative about your board. The 60% of you who can't vote has to do with State of Colorado - you are not a citizen of CO.</p>

13	Rick Pirog	<p>All interested in increasing values. Don't see marketing or branding of Cordillera. We aren't spending the money to get brand out there. We get about \$2 mil in reta fund. We need a marketing company promoting our brand. Brokers have to be comfortable going into a community . Uncertainty is not comfortable for brokers to go into. Need to send a positive message.</p> <p>📎</p>
14	Russ Schmeiser	<p>We are all here because we love Cordillera. We all want to make it a better place. Being on a board is difficult. Separating personal views from needs of community is sometimes hard. \$110,000 spent thus far about \$150 per household for the amount of information to come to the community. To answer the questions of the community. We live in the Divide- the assessor says our property value goes up. We were interested in the amenities: Lodge, Grouse, Short. Looking at community, saw the Lodge as an amenity. We need to see how the Lodge turns before we make any decisions. We need to see how this all sorts out before proceeding. Most of you saw the email regarding the Preservation of Lodge as an Amenity. The Benson case is important. Disappointed that the CPOA did not support the Benson position. Take a look at the email we support; it's for the whole community.</p>
15	Mort Mulliken	<p>We own a horse. Our great fear is that we will lose the CEC. There is no other place in the Vail Valley to board a horse other than CEC. We are worried. If the community center was built at CEC, then a second equestrian center would be built at Bearcat. This isn't feasible.</p>
16	Geof Kirsch	<p>I love the stables; I don't ride.</p> <p>Read the objectives: objectives, none of which were measurable. Opinion that cordillera is not a single community, but a series of neighborhoods. There are differences in value in valley and in the community. Community Center will likely not increase value, but taxes would. Therefore can't say it will increase values. Would like to see a vote today. Want to live here peacefully, this brought division and is effecting property values.</p> <p>Let's get a strategic initiative with input for the community.</p>

17	Bill Stephenson	<p>Overall marketing strategy is non-existent. The CC will not increase values. Identify issues.</p> <p>Harbor Ridge: Cotton and Company assists community in how to define issues and address them in a comprehensive plan including marketing, amenities. Help a community define how it wants to define itself. I have seen the results in Harbor Ridge. It has worked to attract younger families. Marketing has increased dramatically. Golf is not the driver to buy for buyers today. Redefining image is difficult and needs a plan. The website has problems. We have two website. People looking at Cordillera is confusing.</p> <p>We should reevaluate our priorities and look how it is integrated into a whole approach.</p>
18	John Moorman	<p>The intent of the board was good; feedback was useful. Overblown to have a vote to change the amendments. We don't have a lot of people who participate in the vote.</p>
19	Joyce Krasnow	<p>Thank the board. Every voice should be heard. Have a committee that will reach out to everyone in the community. Too big of an issue for board not to get all input.</p>
20	Dick Hunton	<p>Respect what board has done. Know you have best interest of community members and desire to help the property values. Don't agree with the solution that are easier to implement. Had friends who stayed with him but didn't buy; we can't change geography. Need to change perception. Make it easier for Cordillera residents to ski. Low cost suggestion. Marketing program is extremely important. Good marketing changes perceptions. Don't understand the necessity to rush. We need to wait to see what happens with the lodge. You have accrued a great deal of valuable information.</p>
21	Ross Hanes	<p>Thought ACC was going to go through. Input is coming today. Board should re-evaluate. Need a marketing firm to market a master plan community. We all have different ideas about what we want. We need a professional organization, an expert. We want property values to go up. We missed the first step. What is it that we don't have?</p>
22	Greg Murphy	<p>I get the impression that everyone thinks the Lodge is lost case. Please take the time to read the email about the Benson case. We were tricked. We're in a good position to save the lodge.</p>
23	Gail Mahoney	<p>Look at homes like a corporation. How you are perceived? The community center is much more than just an athletic center. It is what Cordillera needs now. We need a gathering place to treat people as friends. Board has done a great job. Trying to improve our community. It won't happen unless we put money into Cord.</p>
24	Bob Collins	<p>What is the status of the Short Course and Grouse on the Green. Ed's answer. Looked at putting a building (tiny house), then got concerned about legal and expense. Let's get through 2017 and the Rule 106 appeal. No intent to do anything with it other than be pragmatic. Bob - maintenance building. Berringer isn't talking to us. Prioritize Short Course / Grouse over community center.</p>

25	Steve Burmeister	When something is important as \$25 - \$30 million, need to have a committee. This kind of process could be avoided. Create a committee to determine what is best for our community. Communicate more.
----	------------------	--

GENERAL COMMENTS FROM input@cordillerametro.org

	Date	Name	Type	Comments
1	5/18/2017	Graeme Doyle	email	I have been away for 4 months just trying to catch up. Is this a completely new facility on top of the existing athletic facilities and the current post Office/Cafe?
2	5/17/2017	Priscilla Brewster	email	Where is the proposed geographical location of this new facility?
3	5/17/2017	Melissa Murphy	email	Thanks for the detailed update. I have a question. Where will the community center be located?
4	5/18/2017	Jerri More	email	When I read the words, "at the entrance of our community," I assume you mean at the base of Squaw Creek Rd. at its intersection with Hwy. 6 where it will be convenient for the majority of property owners? Is that correct? This location would make it easy to coordinate with trips to Edwards. It would not impede elk migration. Or are you thinking of a location in the vicinity of the administration building? Which would be fairly reasonable as well. Any location farther up Squaw Creek, or on the west side of Squaw Creek, or in elk migration paths, I will actively oppose.

5	5/18/2017	Angela & Hugh Overy	email	<p>Thank you all for the enlightening open meeting on Tuesday with the Boards, Davis etc. It is an exciting concept and I hope it will happen.</p> <p>This Wednesday I visited a friend on Saddle Ridge Loop, it overlooks the stables and valley where the Community Center might be built. She was upset about the proposed project because it is apparently on the elk calving grounds. At home I took the liberty of making my own sketches of possibilities, envisioning a "village community center" built close to and below Squaw Creek Road. The stream could be enhanced with ponds along the valley. But the valley would be split roughly down the middle, east to west, with a very discrete fence and landscaping to keep people OUT of the elk/wild life area. This would enable the wild life to access the water in peace and provide prime wild life viewing from the south side of the buildings. In winter we have all seen elk in the horse pens stealing hay. In bad weather Cordillera could even put out hay for the elk. It would be a small version of the Elk Refuge in Jackson Hole, which is very popular. Working with the wild life that are already here, and making a feature of them, would be unique in the Vail valley. It could disperse some of the resentment some residents have towards the new proposal, and be a wonderful outreach program. Keeping people, buildings, and parking lots all facing south along one side of the valley, gives ample scope for solar energy, and watching birds, deer, elk and the occasional bear or moose without disturbing them, or their natural rhythms of life.</p> <p>Having a few 3 story buildings, would make less impact on the environment, and be more energy efficient than a number of smaller, low buildings. The abundant sun light from the south, and steep hillside behind the buildings to the north, offers a great solar heating opportunity, along with 3 stories of wide, sunny decks for lounging, eating, exercise, classes, inspiration, and, of course, wild life viewing.</p> <p>Please add these thoughts to my comments at the meeting on Tuesday. We are grateful for your willingness to step forward with plans to make Cordillera great again.</p>
---	-----------	---------------------	-------	---

6	5/19/2017	Amy Miller	email	<p>As a homeowner, I'm very concerned about the choice of Todd Goulding as our owners rep for this project. While I don't know him personally, I do know quite a few homeowners in Las Vistas townhomes in Singletree. He was the owners rep for their condo association for a project last summer. To say it did not go smoothly would be an understatement.</p> <p>He got paid an exorbitant sum for a 3 month/summer project, and was rarely on site. The project came in well over budget. The billing was a disaster, with homeowners getting double billed for materials as well as labor (padded time cards and filling out a time card for the project on a day the worker did a side job for the a specific homeowner whom paid him directly.) Todd is now doing an audit of the project for which they are paying him additional funds. In my opinion, he should have been auditing the billing as the project went on. That is what an owners rep is for, to ensure that the homeowners aren't getting taken to the cleaners by the contractors. There are multiple lawsuits arising out of this project. I highly encourage the board to do it's due diligence and talk not only to the Las Vistas board but also some individual homeowners, specifically those that are engaging in litigation over this matter.</p> <p>I have zero confidence that he would ensure that as homeowners our best interests are being served. Our boards should get input from our homeowners who have a background in construction to steer us in the right direction on this matter.</p>
7	5/20/2017	Jim Dunn	email	<p>Do you have any idea yet as to a budget for construction? I'm pleased you are going to put Pickle Ball courts in.</p>

8	5/21/2017	Patricia Reilly	email	<p>I am writing in response to the e-mail notification dated May 17 regarding planning for a potential new facility. I have concerns based on the scope of the project and the ability of our community to support and fully utilize an extensively expanded facility. I am in agreement that the current Athletic Center would benefit from an expansion. I feel the center is a key part of my activities in Cordillera. I was disappointed that the plans for upgrade that were scheduled for last year were not implemented. I felt that would have provided additional upgraded space and still been a reasonable expenditure for our community. The numbers that were cited at the time appears to be fiscally responsible.</p> <p>I would like to ensure that there is transparency as to the expenses for developing the new proposal and clarity as to how much was spent on the proposed expansion of the athletic center that did not happen. I think it is important to ensure community members are engaged in the project and that their input is taken into account.</p>
---	-----------	-----------------	-------	---

9	5/18/2017	John Warren	email	<p>I wanted to provide some feedback regarding the meeting on Tuesday.</p> <p>I was very encouraged by the assurances provided by Ed and Judith about gathering homeowner input. Also Todd's explanation about the range of options from a grandiose central facility to doing nothing was promising.</p> <p>As we all heard, homeowners are upset about the loss of several amenities: lodge & spa, short course, etc. Also a major concern about destroying wildlife migration pathways.</p> <p>Nevertheless, I was encouraged until right at the end. Todd was discussing next steps and gathering homeowner input, when Judith stated "We already know what we want". This statement is very concerning to me because it gives the impression that the Boards really are not interested in owner input and that their minds have already been made up. This makes the whole communication and homeowner input process a sham.</p> <p>I know you have gone to great lengths to make this process inclusive and avoid the issues faced with the athletic center renovation. However, this approach by the Boards is inviting homeowner pushback, anger, and lawsuits.</p> <p>I plan to attend as many meetings as I can but I have serious concerns about the process and sincerity of the Boards.</p>
---	-----------	-------------	-------	--

10		John Warren	email	<p>Unfortunately I will not be able to attend the meeting this Friday as we are vacationing in Hawaii. I was thinking about the location of the community center and I have a suggestion for the boards regarding the location.</p> <p>The area between the post office and the administration building on Carterville Road would be ideal for siting of the community center. It would make a real "town center" for Cordillera. There would also be significant savings in terms of running utilities to the new site, as the main trunks are already there. In addition, I believe it would avoid much of the disruption to the Admin Staff and postal functions.</p> <p>My concern with the other area mentioned in the meeting is that it is a major elk and deer migration path which I do not believe should be disturbed.</p> <p>Sorry I can't be at the meeting, but I would like to volunteer for any committees or groups that may be formed on this subject.</p> <p>The only thing that could hinder me is that last week while horseback riding, I injured my knee. I have an appointment with an orthopedist when I return next week. I'm hoping no surgery is required.</p>
----	--	-------------	-------	--

11	5/23/2017	Lainie Edinberg	email	<p>To the CPOA and CMD board members,</p> <p>We have several questions and concerns about why the Cordillera Community needs to build a Community Center to house a Cafe & Post Office, Administration Building and Kids Pools when we have already spent millions of dollars to purchase the land at Chaveno and then to build the current Post Office and Administration Building.</p> <p>These facilities, as well as the Summit athletic center may need some deferred maintenance and upgrading, but have adequately served the community for many years and there may be no need to replace them. There has been no survey of the Cordillera property owners to even determine if there is community support to build this extensive and expensive proposed Community Center which will just duplicate several of these existing buildings. No information has been sent to the Community about the proposed costs for this project or the location of this project yet it appears that the Boards have already spent significant amounts of money to hire contractors to proceed with the building of this project. There has been no opportunity for community input or survey for this proposed project. There is not even time allotted on the Special Meeting Agendas of the Boards for public input. It seems the cart has been put before the horse. The survey would determine first if the community would desire a new community center as currently proposed or in the alternative what the community would like improved to what already exists. In the past when a project of this size is even contemplated, a survey would be sent out to property owners for input and meetings for public input would be scheduled when home owners were in town before any funds were spent for architects or consultants. We believe this approach would be the prudent and responsible way to proceed. Please make sure that this email is sent to all of the Board Members.</p>
----	-----------	-----------------	-------	--

12	5/26/2017	Nancy Alexander	email	<p>The boards seem to be unilaterally deciding that the community needs a new, expensive community center without questioning the residents. Furthermore, no one has asked the residents for their input on the Short Course. We seem to be moving forward on so many fronts, why not wait until the Divide's Lodge and Spa situation is decided which can't take much longer before imaging projects that will cost huge amounts? No questionnaire has been sent out to determine what is desired. Money is being spent on design with no poll of the community. Several hundred thousand dollars were spent on the design of a remodel of the athletic center at the Summit which turned out to be a total waste of time and money. Now new master planning is being developed without any input. How will it be paid for? A restaurant is being considered even though 4 chefs have found that such a concept is not feasible. A climbing wall is being suggested when that was roundly criticized a year ago. How will all of these dreams be paid for?</p> <p>The boards seem to be deciding what the community wants and setting up small meetings when most of the residents are not available. Even though I live here year round, I have not be able to attend the last two meetings that seem to have been announced at the last minute.</p> <p>Stop spending money until a survey is sent to the residents!</p>
13	5/26/2017	Bill Stephenson	email	<p>A first class fitness facility is desirable but I can find no reason to want to move the post office, administrative building and I have even heard possibly the maintenance facility there as well although I cannot imagine why. Let's build what is needed and appropriate, nothing more. Also, please, please, please, no restaurant. We have tried it several times without success. Also, why would we want to compete with our own Club? A juice and smoothie bar is sufficient. Fitness, spa, workout rooms even a swimming pool would be great. Sincerely, Bill Stephenson</p>
14	5/27/201	Graeme Doyle	email	<p>What is the proposed method of financing this project?</p> <p>Regards Graeme Doyle</p>

15	5/30/2017	Deborah Zwick	email	<p>So much gossip, so many rumors, arguments in public places. Geez. Cordillera always seems to be shrouded in controversy.</p> <p>I have a request: On behalf of myself, the other (few) working stiff and Denver second homeowners who come up for weekends only can we make the next meeting on a Friday-Sunday time? They always seem to be in the middle of the week in the middle of day, making it difficult for some of us to attend.</p> <p>Thank you for your consideration.</p>
16	5/31/2017	Elisabeth Reed	email	<p>Hello Rachel!</p> <p>I am just reaching out to see if you can fill me in on the following aspects of the proposed Community Center:</p> <p>What was the selection process for the advisers (Goulding and Davis) currently on board?</p> <p>From where would the funds come to fund the proposed center?</p> <p>Thank you!</p>
17	5/30/2017	Mike Lauterbach	email	<p>Rachel,</p> <p>It seems prudent to me that the committee proceeding with the Cordillera Community Center proposal should poll the property owners within the Cordillera Community while providing a preliminary estimate of amenities and especially costs in order to create an assessment of whether the direction the Boards have taken with this exploration exercise is truly relevant to the majority of property owners.</p> <p>Please let me know when this vote or assessment will occur. Thanks in advance. ml</p>
18	6/11/2017	Jimmie Dresnick	email	<p>I guess I don't understand some of the logic concerning the round about. Why do construction at Fenno and Clubhouse Dr.? Why not put in speed bumps? Seems more cost effective and will be done Asap. Just my thoughts as the DRAMA continues in Cordillera. Sure would be nice to have a non controversial summer for a change. Thanks</p>

19	6/16/2017	Dan & Jane Roberts	office visit	<p>Have requested bond/debt info for that Rachel is getting from Stifel. -What is the total amount of debt that Cordillera has outstanding and the terms of that debt i.e amount, coupon, maturity, call dates, etc. of each bond (or bank financing) outstanding?</p> <p>-We currently have BBB+ bond rating. Accruing new debt will negatively impact our bond rating; any new debt will instantly decrease our bond rating</p> <p>-What is the potential dollar amount impacts to each property owner?</p> <p>Would like a tour of the parcels Talked to Jaime about the website</p>
20	6/19/2017		email	<p>Kensington peeps saying that not properly fully operational golf course and non functional water feature shows that the POA isn't taking care of existing assets so why do new amenities if you cannot afford to take care of what you already have. I am hearing more negativity than I ever expected. Thought you should know so maybe you all can get ahead of it. Expect dissenters at Friday's meeting.</p>
21	6/27/2017	Raymond Cartade	phone	<p>The Cartades were supportive of the ACC, new project is way bigger, given the situation of the lodge, and to commit to something this big until the Lodge is resolved. Makes no sense. If it goes the wrong way, there are implications for the Divide side. More feelers, out to people if the lodge goes the wrong way. The ACC is in a beautiful location.</p>
22	6/20/2017	Kathie Stephenson	email	<p>Are you aware that the Cordillera Member/Member tournament is 22, 23 and 24th, starting each morning?</p>
23	6/21/2017	Bill Stephenson	email	<p>Apparently you feel our overall marketing of Cordillera is sufficient. However, many disagree. I believe that a more concentrated and effective program will help us increase home market value. I have seen firsthand what Cotton and Co. can do at Harbour Ridge. What do we have to lose by inviting Cotton and Co. here to meet with the Board? They are not some small fry company that just gives you a quote for their services. They do a thorough analysis of the community and its objectives. My friends on the Board at Harbour Ridge are extremely happy with their results. Let's get going.</p>

24	6/24/2017	Henry Reed	email	<p>Elisabeth and I were unable to attend yesterday's meeting. I understand the Board is looking at the Equestrian Facility sites. Did Davis Partnership provide any concepts for this location? I did not see anything on the website unless I missed a link.</p> <p>Also, of most concern, where is the funding coming from to pay for a new facility? Are they talking about a special assessment to homeowner's?</p> <p>Thanks for your help.</p>
25	6/25/2017	Bill Stephenson	email	<p>Rachel: I spoke to Stephan Cotton and he said for you to call him directly on his cell phone, 772-285-0542. As I told you, they do not simply tell you how much they charge, They need to come here and meet with the Board members to define what it is that the community needs to enhance interest in it. They have done wonders at Harbour Ridge and I believe they can produce similar results here. Stephan is familiar with Cordillera and they have worked with Troon as well.</p>

26	6/21/2017	Ron Haynes	email	<p>Thanks for your response to Bill's letter that a number of us signed onto. I have few things to comment on. No need for you to respond unless you just want to.</p> <p>First, let me say we love being a part of Cordillera, despite all the stuff that has gone on the past 4 or 5 years. We bought a lot at 712 Webb Peak around 2003 and built our home (moved in 2006). I have spent my entire career as a single family land developer in the Dallas Fort Worth area and have developed and sold over 30,000 home sites. I say that only to say I know a little bit about this. I think the overriding question none of us like to talk about is why don't property values in Cordillera increase? It is mind boggling to me and I am in the business. Cordillera has the best club, best golf (3 great courses), a real sense of community among the residents, best views in the valley, etc..... The overall Vail Valley has a shortage of single-family lots to build on and Cordillera has an over supply and yet the market seems to ignore us.</p> <p>Second, I like you realize that there are lots of competing issues between residents of the Valley, the Divide, the Ranch, the Summit, and the Territories. I am sure there is not a simple solution that would solve everyone's issue. However, I do think we need to address them both collectively and individually.</p> <p>Collectively, as Cordillera property values increase, this affects the whole of Cordillera, so generally speaking I am in favor of whatever gets property values moving upwards. I do think a resort style pool, snack bar, first class workout facility, play ground, etc.... is the way to go from an overall perspective and I think we need to go BIG to have the needed splash (pardon the pun) to effect property values. It seems to me this is the only thing we don't have. Again, we have a great club (once again), golf courses, an equestrian center, guard gates, attractive entryways, trails, etc.....</p> <p>On an individual bases I am most concerned about the Summit and the Territories because I invested there. When we built our house in 2005 and 2006 there were many homes in the Summit and Territories in the \$4MM to \$7MM range. Now, it seems nothing gets built close to that. While the views are the best in the Valley (so say many) it is a "hike" to drive to up to the Summit and the Territories. The distance from Edwards and the airport is an issue. While we can't change the drive time to Edwards (which is only 15 to 20 minutes depending on where you start) we can change the drive time to the airport and the town of Eagle (Costco, City Market, restaurants etc....) by opening up a road out of the Territories to Brushy Creek Road. I believe this would be a game changer for the Summit and Territories. I fly fish, jeep, hike etc.... back behind Gold Dust and the New York mountains. It takes me an hour to drive to where this road from the Territories would connect to Brushy Creek Road from my house. If this road where opened up it would change that time to 5 minutes. In addition, it would change the drive time to Eagle and the airport from 40 minutes to 15 minutes.</p> <p>I also want to point out that the Summit and Territories have the most lots that have not been built on. With a golf course, club house, fantastic views, incredible wild life, etc.... it would seem to me the CPOA would try to figure out how to light a fire under these two areas because they have the most to gain in terms of future value for the community as a whole than any other section of Cordillera. This no doubt would affect the property values of the entire community.</p> <p>Property values are like the tide of an ocean. When the tide comes in all the ships in the harbor rise up and when the tide goes out all the ships are lowered. We need to do whatever we can to get the tide to come in so everyone's property values can go up.</p> <p>Thanks for taking the time to read this. If you think there is anything I can do to help please let me know.</p>
----	-----------	------------	-------	---

27	6/29/2017	Neel Lemon	email	<p>Hello. I am a Cordillera property owner that resides in Texas. My Cordillera home is located at 31 Stag Gulch Court in the Ranch area. This is my second Cordillera home. My first was located in Kensington Green.</p> <p>My comments are really directed to the CPOA board and not so much to the CMD board. And I am sending this email to the “input” email address identified in the recent mailing on this topic, with a copy to Ed Shriner in his capacity as the president of the CPOA.</p> <p>First, I do wholeheartedly support the CPOA board’s efforts to scope out this concept and don’t have any problems with the expenditure of funds to do so. Taking a hard look at something like this is a prudent step and use of funds by the CPOA board.</p> <p>Second, I don’t yet know whether I am in favor of a new community center. There is still not enough information to make that determination. Key info will be the total cost of the project, how much additional debt will be required (above what Cordillera already owes) and how much the CPOA dues and CMD property taxes will go up and over what period of time. In the end, I may well be in favor of proceeding with the project but will need that detailed information to make the determination.</p> <p>Third, one thing that I do feel very strongly about is submitting the project to an up or down vote of the CPOA property owners once the proposed plan and its cost comes to rest. Yes, I know that the CMD bond election will only be open to property owners who happen to be Colorado residents. But to say that Colorado law only requires that vote, while true, sounds like a lawyer’s justification for not taking a vote of the CPOA property owners.</p> <p>Colorado law does not prohibit the CPOA board from submitting the project to a vote of the CPOA property owners. The CPOA board can decide to do so. I believe that the board would ingratiate itself to the Cordillera community if it would just come out and state that a CPOA membership vote will be taken. Emotions are running high on this point (based on the open meeting from last week, which I listened to through the conference call line). Yet the CPOA board seems resistant to authorizing the vote, and I cannot figure out why.</p> <p>In my view, the CPOA board was elected to think forward for the community (which is being done through the scoping an analysis of the community center concept). However, the CPOA board was not elected to decide (only its own) to proceed with a major and transformative capital project of this cost and scope. Comments from board members to the contrary don’t resonate with me and don’t seem to resonate with a large portion of the Cordillera community.</p> <p>I would be happy to discuss this with any CPOA board members if helpful.</p> <p>Thanks to the CPOA and CMD boards for their efforts.</p>
----	-----------	------------	-------	---

28	7/1/2017	Henry Reed	email	<p>I hope you and your family are enjoying the wonderful Colorado summer. I had a few Metro District related questions I hope you might be able to answer.</p> <p>Metro district bonds - what is our current outstanding balance and projected pay-off date for the Colorado Mtn Metro District & Cordillera Metro Consolidated bonds? It has been rumored that the proposed community center would potentially be financed through a new bond offering. Elisabeth and I are concerned about further increasing our mill levy's when property taxes are quite high presently.</p> <p>Bike lane/shoulder on main Cordillera Road: Recently the section of road up to the gatehouse was paved. I'm trying to understand why widening of the shoulder for bikes and/or pedestrians wasn't considered. There are a lot of cyclists in this community and it would be an asset to have a paved shoulder, similar as we have from the gatehouse to the Trailhead facility. In the future if paving is considered from the Trailhead up to the fitness center and especially up to the Summit, we should perhaps consider a paved shoulder. It would not only be safer for cyclists, drivers, and the golf maintenance vehicles but would also not require the need for annual road base maintenance. From an engineering perspective it looks like the drainage could work properly. If there is an issue I am unaware of please let me know.</p> <p>I appreciate your help on these matters.</p>
29	7/2/2017	Ron Haynes	email	<p>Can you confirm two things for me.</p> <ol style="list-style-type: none"> 1.) Is the CMD tax rate in the Summit/Territories higher than the Ranch and Divide? 2.) I understand there no CMD and CPOA board members who own property in the Summit/Territories? Is that true? <p>Thanks in advance.</p>

30	6/29/2017	Mike Stepsink	email	<p>I have a few questions:</p> <ol style="list-style-type: none"> 1. What is the projected cost and what increase in dues/fees will result? 2. What does the study forecast as to the increase in property values? Please provide specifics as to why/how this project will increase property values? 3. The purpose of the "center" appears to directly compete with the Club. The Club is already challenged financially, does this project further jeopardize the viability of the club? 4. What basis is there to support that homebuyers are willing to pay more for the center as compared to comparable communities(Arrowhead and Singletree are both served by private clubs without the additional cost associated with a "community center.") So a homebuyer in Cordillera interested in the Club would pay twice- once for membership in Club and a mandatory assessment for Center? How does that situation financially standup to Arrowhead or Singletree where a buyer would only pay for the "club" but not an added tax for community center? This situation appears to put Cordillera at an economic disadvantage to comparable communities. Please explain why the added expense of the center will make Cordillera a more desirable choice for potential buyers. 5. Will any existing facilities be sacrificed and, if so, at what cost? 6. How does the community center distinguish itself from the Club? Please explain why the services of the community center are not readily available in the valley or specifically already offered by the Club? <p>From what little information has been shared, the community center concept appears to be a big negative to the value of the Cordillera community for years to come.</p> <p>Thanks for your consideration of the above issues/concerns.</p>
31	7/4/2017	Ray Cartade	email	<p>While we are interested to hear more about the community center proposal and projected cost, we feel strongly that we should not proceed with such a project until the Lodge position is resolved. For your information we were supportive of the Summit Athletic Center expansion at the time. One further comment- Community center does not conjure up the right image in my mind. Cordillera Country Club (CCC) would be more inspiring.</p>

32	7/4/2017	Bill Stephenson	email	<p>Hi all: I suspect that this meeting will be well attended. The Valley Clubhouse has limited capacity both parking and seating. I think it would be prudent of you to change the venue to the maintenance building that is better located for those interested and has a greater capacity. We use it for the annual meeting as you know. Sincerely, Bill Stephenson</p>
33	7/3/2017	Brooke Ferris	email	<p>Thank you for the great job that you are doing with/ for our stables. I am sorry that I was not able to attend the party – I had another party at the same time. I do not live in Cordillera and do not have a vote nor a financial concern about the proposed project ; however, I do have Cordillera friends who are residents and have not heard one person who thinks that this project is necessary or worth the enormous expenditure. What is the purpose of this project?</p>
34	7/4/2017	Patricia Kloehn	email	<p>The situation is concerning to say the least. Similar to the Lodge being sold for substance abuse right out from under all eyes, this is another odd play. I am confused as to why people can't go to the athletic center already built versus disrupting the horse areas. We have a post office, we have WECMRD less than 5 miles down the road. You should be extremely transparent.... how will a "demo" and "relo" be paid for? Taxes and extra boarding fees which will push many out the door. I am quite against the concept. I think you are all trying to appease the lodge side with this concept. What a mess all around.</p>

35	7/5/2017	Ron Askew	email	<p>I am a Colorado resident that lives at 86 Jacksons Path in the Summit portion of Cordillera. The proposed Cordillera Community Center idea is worth a discussion. And I have no problem with the expenditure of funds to study the idea. That said, so long as the use of funds is to look at the building cost and ongoing cost of the new facility versus the remodel cost and ongoing cost of the existing facilities. We need a clear analysis of the trade offs. Remodel all the facilities versus the new facility on the impact to debt ratings and service and to property owners annual assessments. Right now you are alienating support because the Boards are not presenting this as a trade off analysis. You have skipped a step in communication...you assume we all know that the best and cheapest option is a new community center. IMPORTANTLY, and my strongest point, is that once you have the facts and the trade offs, there must be a vote by the CPOA members...both Colorado residents AND non-Colorado residents...ALL Cordillera property owners. This is unrelated to the CMD bond votes available to only Colorado residents. There are easy ways to survey the Cordillera community via on-line techniques with companies like Survey Monkey. A CPOA member wide vote is the only course of action that can bring the community together. The Board and Staff are well connected and you know that there is strong opposition to the idea of a new facility. If there is a desire by Cordillera property owners to remodel or build new then let all the people vote in secret. Voting this way will find the truth about support for the direction of facilities. The only reason not to organize a vote of the best facilities course of action is that the CPOA members are "too stupid" to know the right direction for their community and that the elected Board are the only ones qualified to make the right decision. That is the perception of not voting that is being created. Don't get bogged down in debating among the Board when the decision is one to vote on or not...forget prescient setting arguments...it is clear that this community center (vs. remodel) is a huge threshold decision. Voting will not handcuff the Board, but will empower the Board. Lastly, here are my thoughts on the overall plan...quit using the Equestrian Center as a possible location. It is alienating both horse owners and people who like that "yard art". Make the decision easy...stop taking about getting rid of the barns! And just for the record, I do not have a horse there...but do love "the valley of Western stables absence" that we have now. This will gain supporters. Stop talking about tearing down the Summit Athletic Center and putting new lots on the Cordillera market. You will just depress the land values. No realtor that I have spoken to believes that new lots there are a good idea. Make that area an ice rink and/or dog park...move the play ground equipment up from the Trailhead. You will not get the Summit votes with this "lot expansion" idea. My previous comments notwithstanding, my personal choice would be for the Board to get a plan, with a hotel partner like Omni Hotel & Resorts or Trump Properties, to create a joint venture whereby The Lodge and Spa at Cordillera could be "in the CPOA control." This would truly be a property value and tax revenue building idea. With a part ownership of the hotel we would have a bright future. Why not complete your analysis of the amenities/facilities options and "hold on a decision" until we get a shot at the center piece of Cordillera...The Lodge & Spa at Cordillera. We should know within a few months the outcome of the Lodge. Looking forward to participating in this process...and will help with the vote of all CPOA property owners if need be. Would love to meet with a CPOA Board member and understand why a vote of all CPOA property owners is a bad idea if the Board reject this notion of an "all CPOA member vote".</p>
----	----------	-----------	-------	--

36	7/5/2017	Tom & Nancy Klumb	email	<p>Glad we could golf together today - always enjoy your company!</p> <p>As for the proposed community center, here is a synopsis of our thoughts. Please forward to the Boards as appropriate. ***** We strongly support:need to create expanded updated fitness center/cardio/weight room/fitness studios for yoga, Zumba or other types of group exercise outdoor resort style swimming pool and deck area - to complement indoor pool for swimming laps that can be open year round tennis/pickle ball courts community gathering spaces\$ dedicated to building a staging area/cart facility/pro shop for the Short Course (essential) We strongly oppose:moving the post office and administrative offices (unnecessary expense to duplicate what we already have) closing the Trailhead and playground choosing a location other than the Summit Athletic Club (our assumption is the proposed project already includes \$ to demolish the Summit Athletic Club - if there is a strong desire for the architectural design and energy efficient building materials, then demolish the Summit Athletic Center as planned, preserving the pool area and tennis courts - then build the new facility as proposed in the brochure on that location. Surely this would save \$ as the property has the space, grading and some of the existing program elements, plus the views are phenomenal. It would also preserve the horse stables and elk migration corridor. The close proximity to the Trailhead will tie that property in as well.)Questions/Concerns:Concerned that there is a groundswell of opposition right now, if not adequately addressed, will defeat a bond issue no matter what should the Boards move forward with a proposal that closes the Summit Athletic Club and the Trailhead, and negatively impacts the horse stables. We believe the Summit Athletic Club site needs to be re-visited and embraced and that the community should provide feedback in advance to determine the level of support for this project based on the THREE possible sites to determine which site has the best chance of succeeding. Otherwise we risk a waste of time, \$ and Board energy.question the viability of a cafe year round. See advantage of food offerings when the outdoor pool area is open (summer months) question the premise that this will become our community identity - many of the ideas for community gatherings already exist through the Club. Wonder if it might be possible to work closely with the Club in expanding and promoting a social membership program that could benefit both the Club and the community.NOTE: if it is not possible to build this on the Summit Athletic Club site, then we might reluctantly consider supporting the lower plateau site. However we remain concerned about the impact on the elk migration and if it is even possible to build there due to that environmental consideration. Also, if the SummitAthletic Club site is not chosen, we still want the Trailhead to remain open - it is only operative during the summer months so this would be a small compromise. Lastly, it seems like a false comparison to look at maintenance costs over the next ten years for our existing facilities and conclude it would be more cost effective to build new. The new facilities will also require maintenance and upkeep over the next 10 years, and those estimated costs should be considered in any comparison. All for now. Thank you for your service on the Board.</p>
37	7/6/2017	Nancy Kenyon	email	<p>I have been reading about this new community center and how wonderful it will be. I see nothing about cost or assessment fees. Can you please explain to me if it would be something that you would “join” or would be we be assessed a monthly fee no matter if we use it or not?!</p>

IN SUPPORT COMMENTS FROM input@cordillerametro.org

	Date	Name	Type	Comments
1	5/18/2017	Lois Van Deusen	email	I cannot overstate my enthusiasm for this project. I applaud (heartily) the Boards' decision. The proposed community center will ensure Cordillera's prominence as a premier mountain community. Thank you
2	5/18/2017	Katie Dolan	email	Thank you so very much for looking at recreational options in Cordillera and for considering ideas for a new recreation center. I wan to suggest a longer swimming pool (minimum of 25 yards) in the proposed new complex, now that the pool at the Lodge and Spa is no longer available to Cordillera residents. As a distance swimmer, I very much miss the pool at the Lodge and Spa; the short, hot pool at the Summit is simply not long enough for a serious swimmer. It would be fantastic to have an indoor, year round lap pool, at a lower temperature, in the new complex. I am happy to help to make this a reality by advocating for funds and think that it is critical in attracting residents who are serious triathletes or swimmers to the area. Please let me know what would be most helpful to your efforts.
3	5/19/2017	Joseph Mahoney	email	Great idea
4	5/26/2017	Paul Krasnow	email	To all, The need for new facilities is quite evident to my wife and I. A quiet suggestion, please conduct a community wide survey to gather the thoughts, desires and input from the homeowners. Bring the community into the process. Conducting a survey will give a sense of ownership to the project.
5	5/27/2017	Jim Leighton	email	By way of intoduction, my name is Jim Leighton, a new home owner and member of Cordillera. Having built a successful business in the Health and Wellness industry, I want to let you know that I am available to assit the team that is considering building a new community wellness center. Feel free to contact me for any free assistance I can provide.
6	5/30/2017	Jay Tobin	phone message	Message - In support of new community center. Wanted to express his support for a shuttle service that was spoke briefly about at the last board meeting. Shuttle service to connect the Cordillera community to Vail and Beaver Creek.
7	5/27/2017	Philip Coulson	email	Philip emailed input regarding speed bumps on Cordillera Way and he is against them. He also stated at the end of his email: I forgot to comment on a community center - what ever the cost is I am for this project - it will round out our community as did the post office and other projects

8	6/1/2017	Stuart Green	email	<p>Joe, it was good to see you today.</p> <p>I spoke with Becka and she agreed that we should write to express our support for your efforts to study the feasibility of a centrally located meeting and recreational facility in the area where the stables exist today. We have always felt that recreational facilities like tennis courts and pools would get more use if they are not located in neighborhoods, but instead in a common area. It also seems to be the norm for communities to have a pavilion for gatherings that we are missing today.</p> <p>As for the stables themselves, we have no problem with their existence, but are not interested in subsidizing them for the benefit of a few.</p>
9	6/2/2017	Dick Rothkopf	email	Please tell Bob and Ed that to me, the plans for a new major community center located at the entrance sound like potentially the best idea ever to hit Cordillera. Onward!
10	6/20/2017	Jane Wilner	office visit	Supports the athletic center, not the other services. Feels that there has been no communicatins and RO should send a letter to the community. Supports shuttle services.
11	6/14/2017	Stuart & Becka Green	office visit	In support of a community center-primarily that athletic center component. He is an avid tennis player. One of the first to purchase and build on the Divide. Great historical info.
12	7/3/2017	Robert & Stepheny Riemer	email	<p>My wife and myself think constructing a Community Center for Cordillera is an excellent idea. A few comments and questions:</p> <ol style="list-style-type: none"> 1. Location is critical to both mountain communities. 2. Total cost of project, costs to home owners and how it will be financed 3. How will this be different from the Athletic Center

13	7/5/2017	Ron Askew	email	<p>The proposed Cordillera Community Center idea is worth a discussion. And I have no problem with the expenditure of funds to study the idea. That said, so long as the use of funds is to look at the building cost and ongoing cost of the new facility versus the remodel cost and ongoing cost of the existing facilities.</p> <p>We need a clear analysis of the trade offs. Remodel all the facilities versus the new facility on the impact to debt ratings and service and to property owners annual assessments. Right now you are alienating support because the Boards are not presenting this as a trade off analysis. You have skipped a step in communication...you assume we all know that the best and cheapest option is a new community center. IMPORTANTLY, and my strongest point, is that once you have the facts and the trade offs, there must be a vote by the CPOA members....both Colorado residents AND non-Colorado residents...ALL Cordillera property owners. This is unrelated to the CMD bond votes available to only Colorado residents. There are easy ways to survey the Cordillera community via on-line techniques with companies like Survey Monkey. A CPOA member wide vote is the only course of action that can bring the community together . The Board and Staff are well connected and you know that there is strong opposition to the idea of a new facility. If there is a desire by Cordillera property owners to remodel or build new then let all the people vote in secret. Voting this way will find the truth about support for the direction of facilities. The only</p>
----	----------	-----------	-------	---

			<p>Voting this way will find the truth about support for the direction of facilities. The only reason not to organize a vote of the best facilities course of action is that the CPOA members are "too stupid" to know the right direction for their community and that the elected Board are the only ones qualified to make the right decision. That is the perception of not voting that is being created. Don't get bogged down in debating among the Board when is decision one to vote on or not...forget prescient setting arguments...it is clear that this community center (vs. remodel) is a huge threshold decision. Voting will not handcuff the Board, but will empower the Board. Lastly, here are my thoughts on the overall plan...quit using the Equestrian Center as a possible location. It is alienating both horse owners and people who like that "yard art". Make the decision easy...stop taking about getting rid of the barns! And just for the record, I do not have a horse there...but do love "the valley of Western stables absence" that we have now. This will gain supporters. Stop talking about tearing down the Summit Athletic Center and putting new lots on the Cordillera market. You will just depress the land values. No realtor that I have spoken to believes that new lots there are a good idea. Make that area an ice rink and/or dog park...move the play ground equipment up from the Trailhead. You will not get the Summit votes with this "lot expansion" idea. My previous comments notwithstanding , my personal choice would be for the Board to get a plan, with a hotel partner like Omni Hotel & Resorts or Trump Properties, to create a joint venture whereby The Lodge and Spa at Cordillera could be "in the CPOA control." This would truly be a property value and tax revenue building idea. With a part ownership of the hotel we would have a bright future . Why not complete your analysis of the amenities/facilities options and "hold on a decision" until we get a shot at the center piece of Cordillera...The Lodge & Spa at Cordillera. We should know within a few months the outcome of the Lodge. Looking forward to participating in this process...and will help with the vote of all CPOA property owners if need be. Would love to meet with a CPOA Board member and understand why a vote of all CPOA property owners is a bad idea if the Board reject this notion of an "all CPOA member vote".</p>
--	--	--	--

14	7/6/2017	June Speisman	email	<p>dear Planning Board and fellow members, I think there are voices who would like improvements to our community, and I am very much in favor of adding value and facilities to Cordillera. We are a marvelous combination of Valley, Divide and Ranch/Summit environments and offerings, so specially located in the Vail Valley. As I drive up to my residence located in the ranch, one of the things that attracted me to ownership here, was the atmosphere of all of Cordillera, and as I drive up the road passing the Equestrian Center and horses it is an important part of my experience here, giving it a distinctive flavor of the unspoiled west and a very important part of what attracted me to ownership and residence here.</p> <p>I believe that if we want to add more athletic and or social facilities, that's a spectacular goal and I am all in favor of bringing Cordillera into the future and maintaining it a premier club. I am ready and always will be to spend money towards that. I hope we are very careful and thoughtful about how we proceed towards that end, and in no way diminish what we already have here.</p> <p>Let's try to find a way to make it a win/win, by maintaining the very unusual horse facility right at our heart, it's a part of our character and something that gives us more of a western feel, as we try to get away from the city, the rush of overdevelopment we see everywhere else, I believe it is something that helps keep us unique, please don't take for granted what the horses do for us. Not many communities can enjoy the atmosphere this provides us, it is special. It's almost as though we should consider it part of our wildlife corridor, which is so intrinsic to our Cordillera.</p> <p>Please let's find a way to achieve our goal of more athletic/social facilities by finding another location other than our horse area. Let's not subtract from what we have in order to add!</p>
----	----------	---------------	-------	--

AGAINST COMMENTS FROM input@cordillerametro.org

	Date	Name	Type	Comments
1	5/17/2017	Buzz Larson	email	Are you kidding me??? What a waste of money. Is everyone on these boards addicted to spending other people's money? Why on earth would we need something like that? If you are going to do something this economically foolish and unnecessary at least save the money first and then do it – DON'T borrow it or issue bonds to pay for it.
2	5/19/2017	Janie Wackenhut Ward	email	A LARGE majority of Cordillera members do NOT want this in their backyards! We came to this tranquil community for peace, wild life and nature! NOT needed!...and so Another fight ensues. I'm exhausted!
3	5/15/2017	Edward Ahlstrand	email	do we really want to subject Cordillera to another major lawsuit between members and the CPOA? I own thirteen lots and will be the first to contribute if this crazy tear down idea advances. Property values in the Summit would be decimated.

4	5/15/2017	Ted Eubank	letter	<p>Dear Fellow Cordillera Friends, CPOA and CMD Boards of Directors:</p> <p>I have been so saddened by the events that have led to the restricted use of the Short Course and the loss of our club house and cart facility this coming summer.</p> <p>I attended the hearing last fall where the Eagle County commissioners made their determination with respect to our filing to limit the terms of use of the Lodge. Our case was weak and our presentation was weaker. I hope, like most of our property owners, that we prevail on our appeal.</p> <p>With respect to the planning of a new Athletic Club facility, please consider that we have a great facility and beautiful location where the current Athletic Club now stands. An expansion or addition of an area for exercise classes could be beautifully done at such a small cost compared to a new facility. The current weight room and cardio room are really wonderfully laid out and equipped. I use them almost daily in the summer months and during winter visits. They are never too crowded and meet the needs of our community very well.</p> <p>If we could arrange to purchase the Grouse on the Green facility, it could be made into a really nice Club House and restaurant/pub for Short Course golfers and residents. The space below could be expanded and made into a great satellite Athletic Club for residents in the Divide. In fact, it could house weight and cardio rooms and an area for exercise classes very much like the current AC. Basically, it could have everything with the exception of a lap pool at such a small cost as opposed to building a new facility that we just do not need.</p>
5	5/26/2017	Jimmie Dresnick	email	<p>Can we think of ways to make money instead of spending money. We already have the athletic center that provides pool, exercise facilities, etc. Another waste of money.</p>

6	5/29/2017	David Temin	email	<p>All,</p> <p>I must admit that I am concerned about the constant drama that seems to hang over our community. First, the protracted and expensive bankruptcy of the Club followed by the very slow recovery of the real estate market. Then the yet unresolved situation with the Lodge. Now you are contemplating what will surely be a multi-million dollar project to replace infrastructure facilities that already exist.</p> <p>I hope that you will be prepared at the community meeting in July to provide homeowners with a fact based anticipated cost and its financial impact on real estate taxes and/or HOA fees. It seems like every time the homeowners are asked to finance a new venture the rationalization is that it will improve real estate values. I have yet to see evidence of this assumption. Between RETA, HOA dues and a tax base burdened with paying off infrastructure bonds, I believe Cordillera is making itself less and less attractive.</p> <p>The Cordillera Community is second to none in the valley for beauty and amenities. I personally do not believe that a new Community Center is necessary or a prudent use of resources. Pursuing this project without overwhelming support from the entire community would be a major mistake.</p> <p>Perhaps your time, energy and the community resources would be better spent pursuing a more acceptable use for the Lodge property. The current plan for a rehabilitation center has no basis in financial reality. Its negative impact on our high-end, master planned community will no doubt be substantial.</p> <p>Thank you for your time and consideration of my input.</p> <p>David S. Temin</p>
7	6/6/2017	Ann	phone call	<p>Economy has not recovered yet. Does not make sense to ask families to pay for this. Existing facilities not being used. Owners purchase to promote health and wellness. Provide premiere services. Why put in more buildings when they area not used at full capacity. Does not make sense to build a community center for social gathers when we already have that covered.</p>

8	6/2/2017	Carolyn Mooreman	email	<p>HI Joe and Rachel, I took a tour of the Sonnenalp fitness facility yesterday and it is fantastic! If you haven't been there yet, you should go.</p> <p>As summer residents are starting to come in, I was having some conversations about Katerina's classes and we thought that it might help to solve the overcrowding situation if Kat taught her classes from 8-9 AND 9-10. I know that Kat has a bad hip so she doesn't have to do every exercise with us....she could demonstrate what she wants us to do and then just supervise the rest of the time.</p> <p>Also, if you all have any input into what the Boards are planning, please tell them that we do not need this Taj Mahal type of community center with post offices, restaurants, bars, etc. ALL that we need is a really nice fitness facility with perhaps an indoor pool, a la Sonnenalp. We have the land just above the Admin to build on. We don't need trailer parking or a dog park....move that stuff somewhere else.</p> <p>Please give this some thought as Katerina's classes are wildly popular and people are starting to arrive!!!</p>
9	6/14/2017	Kelly & Nick Zabiegalski	email	<p>Please verify how these improvements will be funded. If you are planning on special assessments, we need to know so we can try to sell our home. Also need to know if these improvements will be subject to a vote from the community, not just the Board?</p> <p>The one thing that would help our community is freeway access without having to travel West on 6th for 5 miles. Offramp at Hillside would change the "too remote" perception & dramatically improve values.</p> <p>We bought here for the charm of existing facilities not for Highlands Ranch or Eagle Ranch experience. I doubt there is any cost savings to build new center rather than maintain existing.</p> <p>Kind regards,</p>
10	6/20/2017	Kathryn Gassman	phone call	<p>Is a full time resident. Wants the June 23 meeting changed because she cannot attend due to the Member Member golf game. Has been to previous meetings. Wants to know why the District is being so secretive with the special meetings. TS explained that in the flash, it said special meeting but it was a clerical error. The agenda states regular meeting.</p>
11	6/20/2017	Suzanne Hatcher	office visit	<p>Will be sending a letter opposing.</p>

12	6/19/2017	Gene Shanahan	email	<p>I have discussed the new Community Center concept located near the Equestrian Center with several people. I have not found anyone that liked the idea of spending a significant amount of money for a CC located near the EC, especially when the discussions turned to removing the existing Summit Athletic center and Camp Cordy. The Board should allow the community to vote “up or down” on any proposed facility before a lot of time and money has been spend moving this idea forward</p>
13	6/16/2017	<p>Bill and Kathie Stephenson Mike and Beverly Ellis Mike Williams and Amber Swedgan Jim Landis Ron and Joy Haynes John and Carolyn Moorman</p>	letter	<p>We, the undersigned, wish to address some of the rumors surrounding the planning and construction of a new fitness/community center. We acknowledge that we can only respond or react to rumors as there has been little concrete information released to our property owners. Apparently there are some Board members disseminating information that has raised homeowners concerns.</p> <p>While many agree that a first class fitness facility would be an enhancement to the lifestyle in Cordillera, the rumored magnitude of such a facility seems excessive. Many club communities are finding it necessary to have such a great fitness facility as a competitive enhancement to attract new and younger residents.</p> <p>A fitness center with a swimming pool, wading pool, snack bar, saunas and similar amenities is something we may all support. Similar facilities at Clubs we belong to have cost in the neighborhood of \$7million to \$9 million.</p> <p>A pressing concern is the proposed closing and relocating the Post Office and Administration building there, as well as closing the Summit fitness facility and the Trailhead. These amenities are more than satisfactory for the services they provide. There is a special fondness for the Trailhead and Cordy Camp for our grandchildren. The Summit facility was an enhancement that encouraged residents to buy at the Summit. Why close these facilities and increase the cost of a new project when they are more than satisfactory as it?</p> <p>Also, there are rumors that the plans may include a restaurant. We feel this would be a major mistake as it would add significantly to the cost of the facility. The history of our trying to make a restaurant work has been a major disappointment. Additionally, why would we want to compete with our own Club that is available to all property owners?</p> <p>We hope the Boards will take embrace their responsibility to not only manages our community but to do so in a fiscally responsible manner. We have already spent or committed to spend in the neighborhood of in excess of \$600,000 for the failed effort to expand and enhance the Summit fitness facility and for the experts to assist the boards in planning and executing this project.</p> <p>We believe it would be in everyone’s best interest for the Board to survey the property owners and seek input from those of us who will be paying for the project. Rumors again suggest that the cost estimates for the community center envisioned is in the neighborhood of \$18 to \$20 million dollars, a rather large sum to pay for a project of a size that we do not feel is required or appropriate.</p> <p>Then, there is the issue of where to locate such a facility. Individuals that currently utilize the Equestrian Center are concerned that that location is under consideration and how, if true, it would impact those buildings.</p> <p>Finally, until the Lodge issue is settled it seems premature to proceed with any project of this scope as it may revert to its former form depending on the ultimate owner.</p> <p>Based on what we are hearing from others there are a substantial number of residents who have similar concerns.</p>

14	6/27/2017	Raymond Cartade	phone	The Cartades were supportive of the ACC, new project is way bigger, given the situation of the lodge, and to commit to something this big until the Lodge is resolved. Makes no sense. If it goes the wrong way, there are implications for the Divide side. More feelers, out to people if the lodge goes the wrong way. The ACC is in a beautiful location.
15	6/21/2017	Phillip Coulson	email	I guess you did not want people to attend as the member member golf tournament is on Friday. Very bad timing!
16	6/21/2017	Gary Oatey	email	I am opposed to any such idea. Who authorized the spending of our money to develop plans and studies to promote this proposal?

17	6/25/2017	Bill Stephenson	email	<p>First let me say I respect everyone on both Boards and having done it myself I know it is time consuming and pretty much a thankless endeavor. That said, I heard that the meeting Friday did not go well for the envisioned plan. Based on the discussions during the member member, I can assure you that had those of us playing been there it would have been more of the same. Hopefully you now realize that the community does not favor the grandiose plan that was presented. I would like to share some thoughts for your consideration. I do not have access to all the information you are privy to so some of what I am suggesting may not even be practical,</p> <p>Build a Summit sized facility on the area now occupied by the short course practice range. Beautiful views and could even have a small pro shop for the short course. Given that there are less homes on the divide it might even be a bit smaller than the Summit facility. Increase the size of the pool at the trailhead to accommodate the many kids and grandkids that use it plus a snack bar with burgers and hot dogs, smoothies, shakes and such</p> <p>Redo parts of the Summit facility by taking out the useless racquetball/squash court and building a 2nd floor there with large windows. Move the cardio room to the new 2nd floor, enhance the machines and free weights throughout the lower level and use the current cardio room for yoga and other classes.</p> <p>These changes would remedy the situation for those on the Divide, improve the pool area for those at the Trail head and utilize the existing structures rather than tear them down and create bad feeling on the part of those that presently use them and are happy with them where they are. Additionally, as I understand it from Ed, part of the plan would be to sell the Summit and Trailhead properties for development and use that money to offset the cost of the Community Center. That ignores the fact that there are still a bunch of lots for sale in the Ranches.</p> <p>Anyway, food for thought or maybe you have already considered such possibilities and found them lacking. If so I apologize for wasting your time.</p>
----	-----------	-----------------	-------	---

18	6/26/2017	Charles Stetler	email	<p>I was recently in Cordillera for the Member Member golf tournament. I overheard some people talking about a new Community Center under consideration. This was the first that I have heard of this. I understand now that there was meeting scheduled during the tournament too. I do not recall receiving any information about this plan. Please register me as a definite NO vote for this planned center. We already have access to the athletic facilities at the Valley Club and the Summit AC. I am AGAINST this idea and do not wish for the Board to spend any more of our Cordillera dollars on this project.</p> <p>I was recently in Cordillera for the Member Member golf tournament. I overheard some people talking about a new Community Center under consideration. This was the first that I have heard of this. I understand now that there was meeting scheduled during the tournament too. I do not recall receiving any information about this plan. Please register me as a definite NO vote for this planned center. We already have access to the athletic facilities at the Valley Club and the Summit AC. I am AGAINST this idea and do not wish for the Board to spend any more of our Cordillera dollars on this project.</p> <p>I was recently in Cordillera for the Member Member golf tournament. I overheard some people talking about a new Community Center under consideration. This was the first that I have heard of this. I understand now that there was meeting scheduled during the tournament too. I do not recall receiving any information about this plan. Please register me as a definite NO vote for this planned center. We already have access to the athletic facilities at the Valley Club and the Summit AC. I am AGAINST this idea and do not wish for the Board to spend any more of our Cordillera dollars on this project</p>
19	6/26/2017	Scott & Terri Glasser	email	<p>We are unable to attend the upcoming meetings, but we are opposed to the concept as it is described. The cost seems exorbitant considering we have multiple facilities already in place. Also, the use of the Lodge needs to be determined and finalised.</p>

20	6/27/2017	Pamela Andrews	email	<p>I wanted to weigh in on the proposed Community Center. This appears to be a knee-jerk reaction to the loss of the Lodge facilities for the Divide homeowners. Since each neighborhood in Cordillera has its own exercise facility and pool option, it makes sense to locate a pool and exercise facility somewhere up in the Divide neighborhood instead of re-creating more of what exists by the Equestrian Center. I live in the Ranch and am very happy with the Summit Athletic Club facility.</p> <p>It would make most sense for there to be a clubhouse for the par three course and include a pool and a exercise room with weights and cardio machines. Is it possible to purchase the Grouse building from the new owner of the Lodge property? Is there room inside to carve out a weight room and space outside for an outdoor pool? If not the Grouse building, is there space elsewhere near the par three course that could be built on to house a clubhouse, exercise facility and outdoor pool?</p> <p>I would encourage you to pursue this option instead of creating a new facility near the Equestrian Center.</p>
21	6/27/2017	Steven Wellins	letter	letter in an attachment.
22	6/28/2017	Bill Stephenson	email	<p>Dear Ed and Lois: Right or wrong there is a feeling that the Board is not taking the many concerns expressed seriously and that you intend to move forward regardless. I don't believe that but it is out there. There are many of us that have real concerns and would like to see the project scaled back. My suggestion is to build a really first class fitness center complete with an adequate meeting room that could double a place to play bridge, have dance classes and other uses as warranted. Build a nice outside pool,(pools) to accommodate both kids and adults. Have a snack bar that is designed so it can handle both the pool area as well as the inside. Build it with the future in mind and in a manner that other amenities could be added if desired and leave it at that. I think the community could get behind that. Do not relocate the admin building or post office.</p>

23	6/9/2017	Trudo Letschert	email	<p>I am not in favor of destroying the wildlife corridors or the rustic entrance to Cordillera at Squaw Creek Road. Your ideas is what a developer does prior to any lot sales and the cost gets included in the sales price, it isn't common for a sold out development to talk about \$20m+ projects.</p> <p>Your energy and funds could much better be used by purchasing the Lodge property, this already includes, the indoor and outdoor swimming pool, has the spaces for community activities and the extra 40 parcels when sold will cover the cost of the acquisition. I would suggest you work together with the ownership group of the golf course to accomplish this, since development is a business and I don't believe either of the Boards would have the expertise.</p> <p>At the same time you would resolve a problem for your Divide constituents and for a change we could show positive news from Cordillera to the Vail Valley Community versus the drama of the past years.</p> <p>I have been told that you are planning to finance your building of your proposed facility by reissuing bonds for the ones expiring, I am sure you are aware that this area has one of the highest real estate tax rates in the area any reduction in same could boost real estate prices and interest. I really believe that if we could eliminate the constant drama at Cordillera we will improve our values the most.</p> <p>Let's start looking at doing items where we can accomplish it without spending other people's money, we possibly could end up getting most of what you want for little cost or none in the long run if and when the Lodge project gets done correctly.</p> <p>Due to member and community ignorance we already lost the opportunity to enhance our properties by adding the golf facilities when we had that change, we could have done the same as is currently done.</p> <p>The previous boards wouldn't listen when we advised them that accepting the Summit Alethic Center , Trailhead and Short course would generate massive losses as they had in the past when owned by the golf club.</p> <p>Let's not create more and bigger negative cash flow items for the community.</p> <p>Lastly, what would you do with your current facilities? Selling or renting them out may not be that easy, we would hate to hear 5 years from now that unfortunately we weren't able to divest from these items, and another restaurant must be joke.</p> <p>The expenditure of \$250,000 to study this is premature and unjustified at this time.</p>
----	----------	-----------------	-----------------------	--

24	7/3/2017	Steven Wellins	email	<p>We are sending this email as a follow up to a letter that was sent to you last week of which were co-signatories on. We just wanted to reiterate that we agree with dozens of our fellow residents and cordillera property owners who are strongly opposed to the proposed community center and the CMD bond issue. We believe that given the current financial position of the CPOA and CMD, we should continue on the path of paying down debt and preparing the the CPOA and CMD to weather any future economic downturns. The CPOA should be representing all of the property owners of Cordillera of which approximately 60% are non Colorado residents. The CMD is primarily responsible to represent Colorado residents who are registered voters and make up approximately 40% of the Cordillera community. It is pretty clear that the interest of the majority of the CPOA members and the interest of the minority of Cordillera property owners who are CMD voters may be very different. We urge you to strongly consider holding a transparent, open, and two way conversation with all of us. Listening to comments but not providing detailed financial disclosure or answers to the many questions we have only leads to more questions and divisiveness.</p> <p>We sincerely hope that the combined Boards of the CPOA and CMD consider a different approach to the way this has been handled to date. We in addition to many of our fellow property owners stand ready to discuss the merits of the community center and the bond issue in a more positive and productive manner. At the very least, this discussion may help to define what is best for all property owners and residents. We look forward to the opportunity to meet with you at your earliest convenience.</p>
----	----------	----------------	-------	---

25	7/3/2017	Heidi Widger	email	<p>My husband and I wish to express our deep concern and opposition over the expensive proposed study and possible construction of a community center which would require a bond to be issued.</p> <p>We are not in favor of any such project and see no reason, based on information we have now, to spend valuable dollars on a study. Things have not gone favorably for Cordillera and it's community these past 7 to 8 years. The suits brought against the Cordillera Boards and the property owners by David Wilhelm and his company along with his filing for bankruptcy were a huge blow to the community. Part of the settlement of that situation was providing our community with the trail head and the short course. Now, due to another blow to our community, we find the short course much less than promised and expected. No carts, no club house, no supplied practice area and less than desirable parking. And, at least for the moment, no Lodge and Spa which provided two restaurants, a wonderful spa with inside and outside pools, and a great room; all or some of which many residents used on a daily basis.</p> <p>To think of entering into a huge and expensive project while the community is reeling from these past events and many have suffered severe financial loss, seems less than prudent and possibly extremely harmful to many. It is, as expressed by others, vital to pay down debt and get our community on a positive financial basis.</p> <p>It may be that a more open dialog regarding this project would produce a different conclusion on our part. However, at the moment, without clear and full disclosure of all the financial and proposed actions regarding existing assets in our community, we are against any further action regarding a community center.</p> <p>Thank you for your attention to this letter and the subjects it addresses.</p>
----	----------	--------------	-------	--

26	7/4/2017	Don Salcito	email	<p>We are opposed to the concept of a community center at this time. When we bought in Cordillera, there was a gathering/community location, the Lodge and Spa. Until that issue is resolved, we are opposed to spending money to buy and build. Let's see what happens with the Lodge and Spa litigation, or better still, discuss settlement, buy the site and either subdivide it into 4 or 8 lots, then consider a community center. Alternatively, settle the litigation, buy the land and make it a community center. To build a community center now would effectively tell Eagle County that they won the lawsuit and that Cordillera gave up. We cannot support that position.</p> <p>On a related issue, we have appealed our property valuation by Eagle County and argued that ignoring the PUD and allowing the sale was a taking of our property outside of eminent domain. We are thus arguing that our property has no taxable value in Eagle County.</p>
----	----------	-------------	-------	---

27	7/4/2017	Jerri More	email	<p>I have no expectation that anything I submit here will cause either CPOA or CMD Board members to act any differently.</p> <p>However, for the record...As I am not a Colorado resident and cannot vote on CMD issues, I am primarily addressing the CPOA, who should be representing all property owners.</p> <p>I have many concerns, but am only addressing the process in the following feedback:</p> <p>I am opposed to the actions the CPOA Board initiated because of the way they conducted the feasibility study for a centralized mega-community center.</p> <p>The comment I heard directly - that property owners could not be consulted on a concept without something to look at - is insulting to my intelligence and acumen.</p> <p>I am more than capable of understanding a concept such as centralized vs. decentralized. (Concept: something conceived in the mind; an abstract or generic idea generalized from particular instances.)</p> <p>In my opinion, the CPOA Board should have brought forward to property owners the concept of a centralized community center vs. the current decentralized facilities we have today, before unilaterally deciding to spend 100s of thousands of Cordillera property owners' dollars on feasibility study(ies) and architectural renderings.</p> <p>Something I heard from a CMD Board member directly to me when I talked about how much had been spent on the feasibility study(ies) and architectural renderings: "You're wrong. We have only spent \$100,000."While that may be the letter of the spend, i.e., invoices have been paid for that amount to date, it is intentionally disingenuous, as another \$180,000 or so has been committed to be spent.</p> <p>All spent without a priori knowledge of the majority of Cordillera property owners.</p>
28	7/4/2017	Ron Haynes	letter	Letter is attached

29	7/5/2017	Tim Muffley	email	<p>Thank you for finally breaking the apathy that has plagued this community for decades. For years nobody cared what was going on in everyone's own backyard. Nobody cared to get involved. Nobody cared what the board did.</p> <p>Well...WE CARE NOW!</p> <p>And it's all because of your decision to push forward this asinine, ridiculous and financially irresponsible community center. We all now have a common goal. To STOP this project and to stop you, the board. You have ignited a fire that will continue to grow.</p> <p>You don't listen to us. That is a problem. You think you know better than us. That is a problem. You are not transparent. That is a problem. You tell us "mistruths". Okay, let's be real, you lie to us. And that is a huge problem. Enough is enough.</p> <p>Stop this insanity now. No new community center. You are going to hear this very, very loud and very, very clear in the coming days. Whether you choose to listen is up to you. Regardless of what you do change is coming.</p>
30	7/5/2017	Patricia Reilly	email	<p>I am writing to provide my input with respect to the proposal for the Community Center. I attended the last board meeting to understand details of the proposal and have reviewed the materials on the website. I feel that the scope of the current proposal is beyond what is needed for our community. I do not support the building of a new center. I feel strongly that the existing amenities, including the Summit Athletic center, should be maintained and expanded if necessary. The additional debt burden of 25 million dollars is likely to diminish our property values by increasing the property taxes in the community.</p> <p>Additionally, I feel strongly that the property owners should be given the opportunity to vote on the proposal before additional funds are expended.</p>

31	7/5/2017	John Warren	email	<p>I am writing to you to express my opposition to the proposed Community Center. There are several reasons for my opposition that I would like to explain.</p> <ul style="list-style-type: none"> - There is no compelling evidence that the owners of Cordillera have a need or desire for a community center. - The strategic planning session was a joke as you determined that you wanted a community center. - A community center will not attract new families to Cordillera. - We are a seasonal community and that is not going to change. - Any community center will immediately be a white elephant as it will sit idle for many months of the year. - The stated objective of attracting new families to Cordillera is not realistic as there are no professional or executive positions in the Vail Valley to attract the individuals who would have sufficient income to afford a home in Cordillera. We are restricted to second home owners unfortunately. - We are not like any of the communities you have visited where they have many more full-time home owners than we have. - Contrary to the information you have published, the increase in debt of an additional \$20.0M - \$25.0M will most likely result in the downgrading of bonds to junk status. This will result in lowered home values, and higher taxes. Not to mention, it will make Cordillera a less attractive community. - The idea that a community center will draw the community together is a mirage. There are communities within Cordillera that exist today and people self-select who and where they want to socialize. - Even Troon cannot keep the restaurants open year-round. Why do you assume that a community center will attract sufficient Cordillera residents to be sustainable? <p>At last, I do not want you to have the impression that I enjoy opposing the CPOA Board. My belief is that positive change can be effected by working with the governing body. I am friends with many of you and I respect and admire the devotion and time you devote to making Cordillera a better community for now and for the future. I simply oppose this particular proposal.</p> <p>Please feel free to contact me if you have further questions.</p>
----	----------	-------------	-------	--

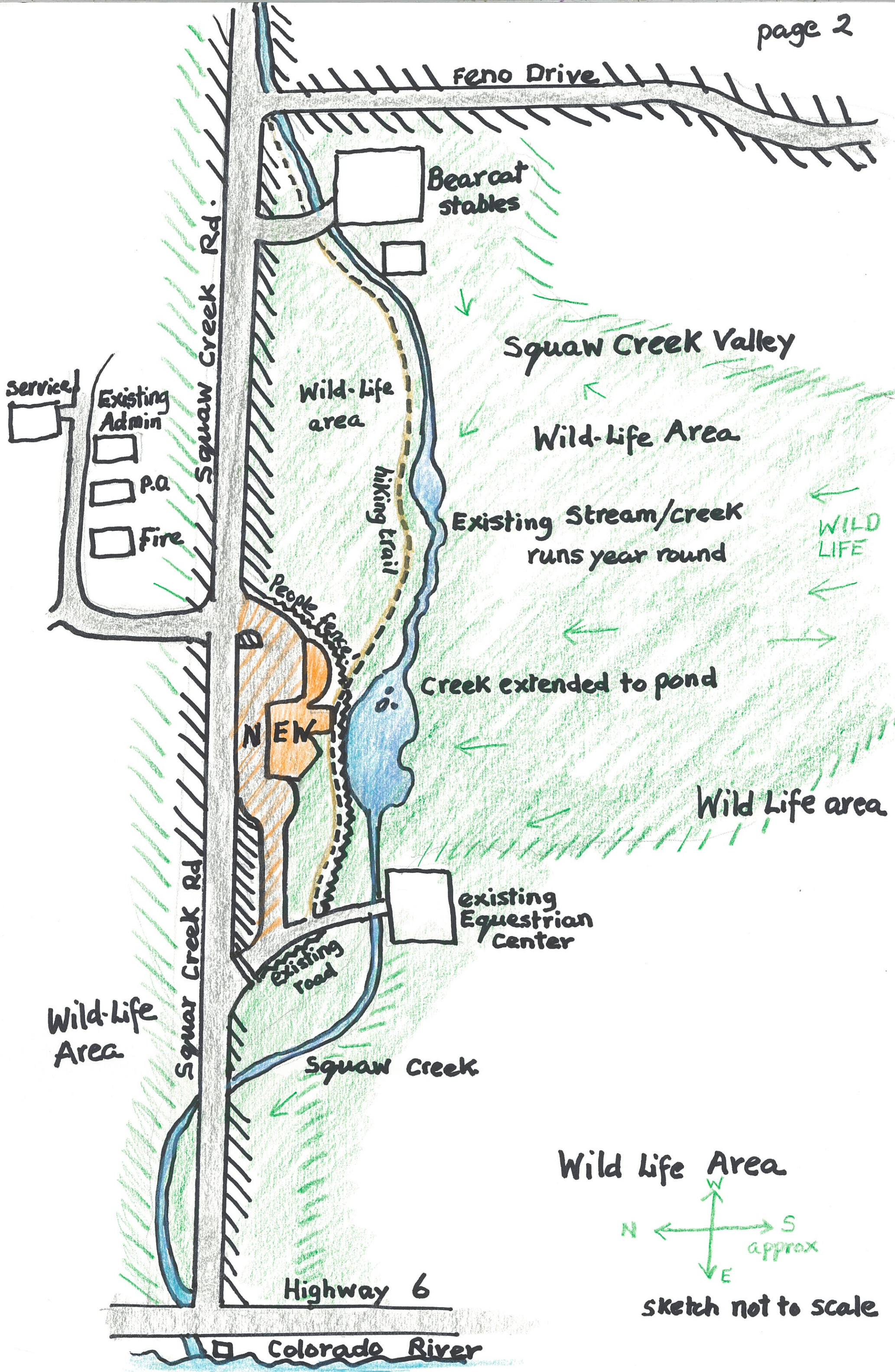
from Angela Overy
301 Kensington Drive
Edwards CO 81632
Dear Board Members,

You all said keep sending ideas so I could not resist trying to write down all the wonderful ideas you had and putting thoughts on paper. Very rough sketches and not to scale, but more to think about.

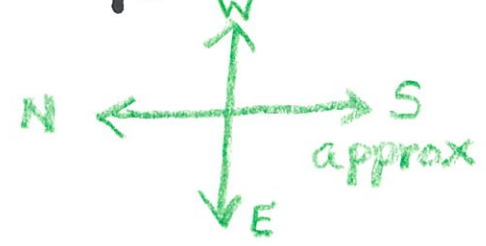
I guessed the rough usage percentages of the Center as a discussion point for you. A very rough estimate of what might be rental/income space , administration space and social/fitness space for members.

Thank you for leading us to a better facility. I think it is helpful to look at rough ideas , change them and crystalize what you really want before professionals come up with expensive drawings .

Sincerely,
Angela Overy



Wild life Area



sketch not to scale

1.

MAIN FLOOR

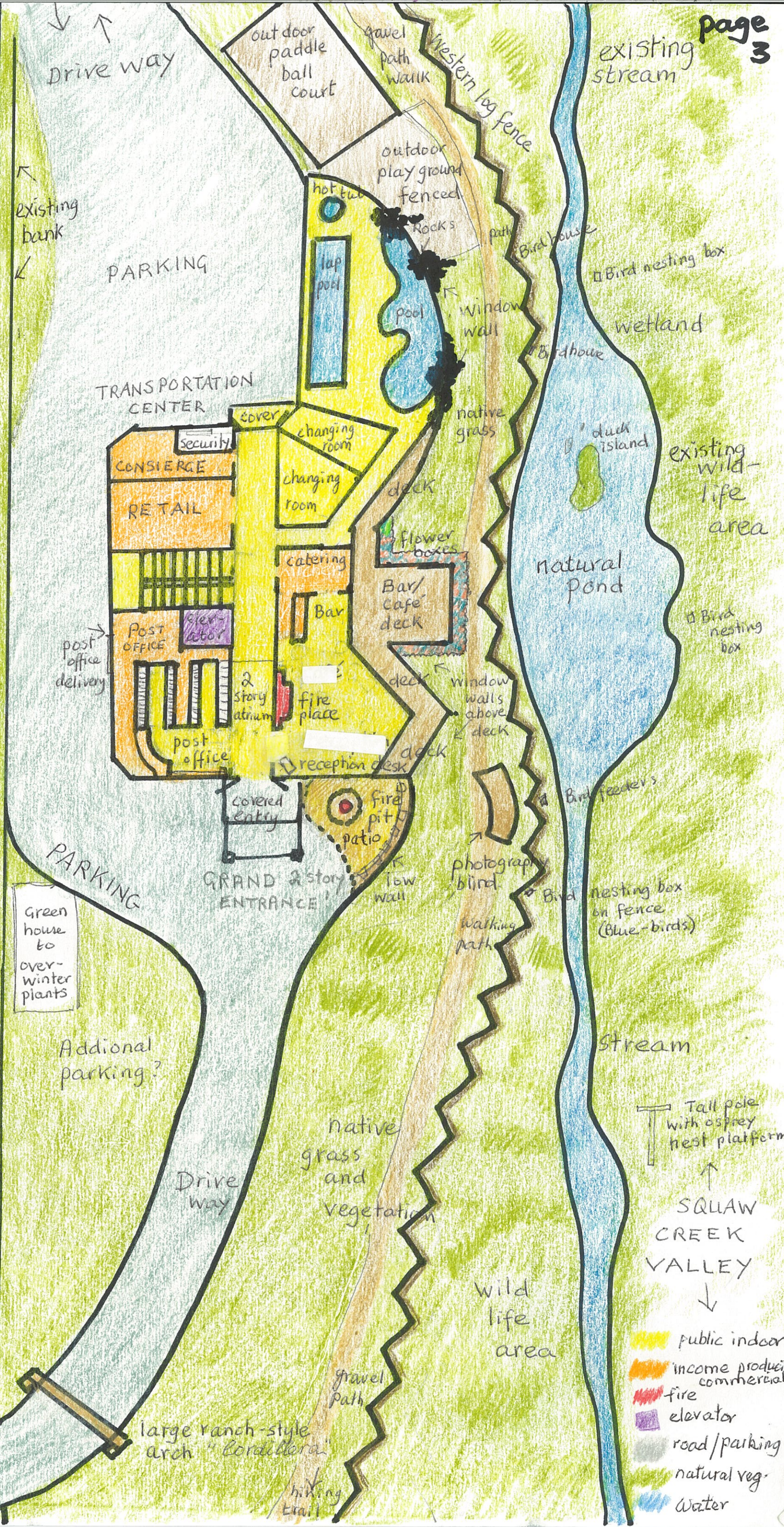
- RECEPTION/LOUNGE
- FIREPLACE
- BAR
- 1/2 COVERED DECK
- POST OFFICE with off-hours gate.
- SECURITY
- CONSIERGE
- RETAIL SPACE
- FIRE PIT OUTDOOR
- COVERED-DRIVE-UP ENTRY WAY
- STAIRS
- ELEVATOR
- POOL, LAP POOL
- HOT TUB
- MEN + WOMEN'S CHANGING ROOMS

- OUTDOOR.**
- PICKLE BALL COURT
 - FENCED PLAYGROUND
 - FIRE-PIT PATIO
 - MULTIPLE WILD-LIFE VIEWING DECKS
 - OVERLOOKING POND

↑ SQUAW CREEK ROAD

↓

Use main floor
30% Retail rental income
70% social or fitness



Squaw Creek Rd

Green house to over-winter plants

Additional parking?

Tall pole with osprey nest platform

SQUAW CREEK VALLEY

- public indoor
- income producing commercial
- fire
- elevator
- road/parking
- natural veg.
- Water

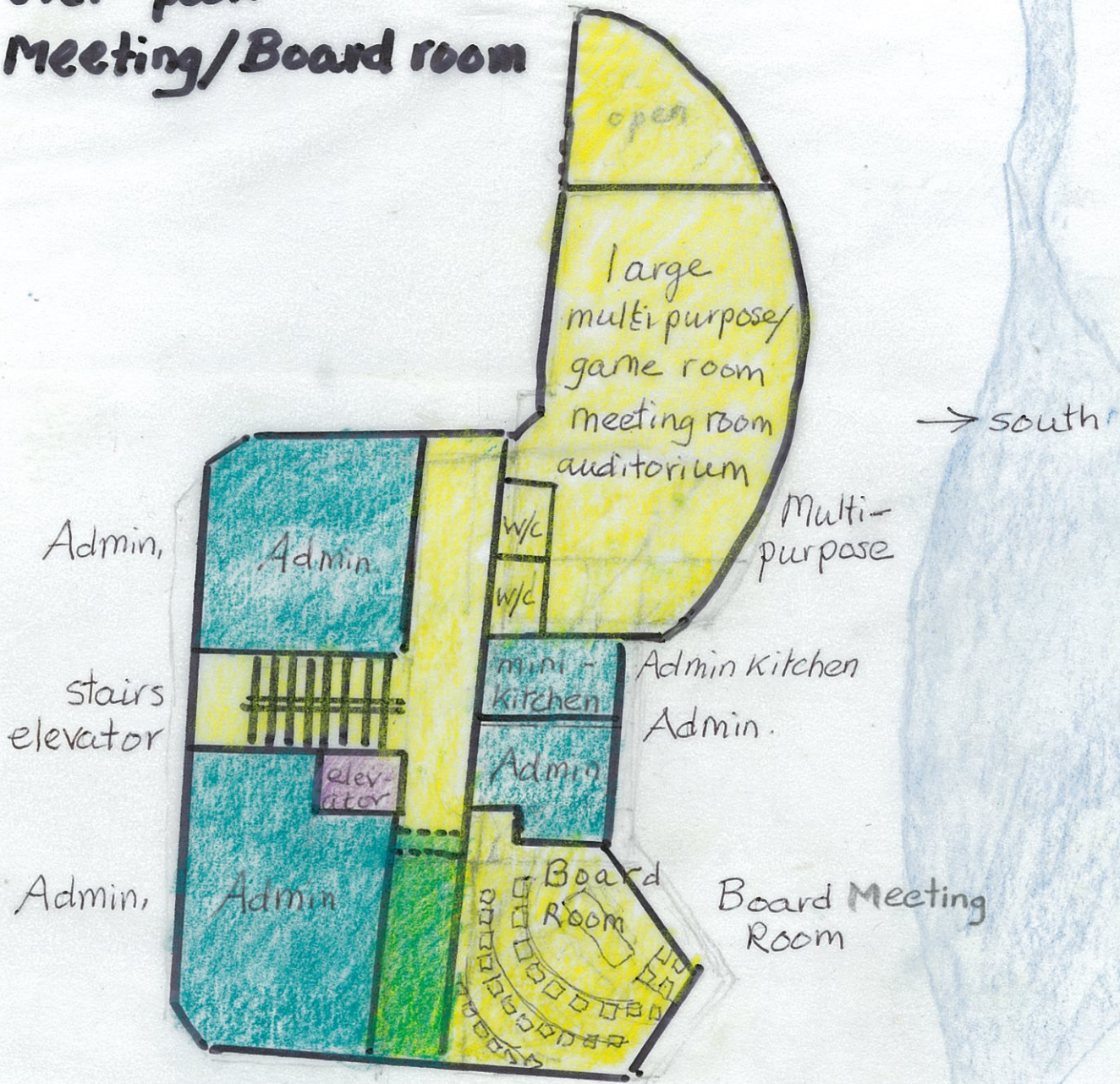
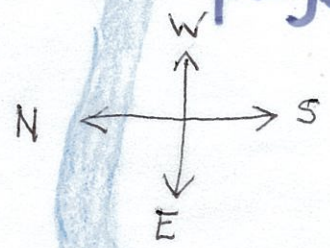
To horse Barns and Highway 6

large ranch-style arch "Corallera"

hiking trail

2. Middle Floor - Building Footprint

Administration
 multi-purpose room
 over pool.
 Meeting/Board room

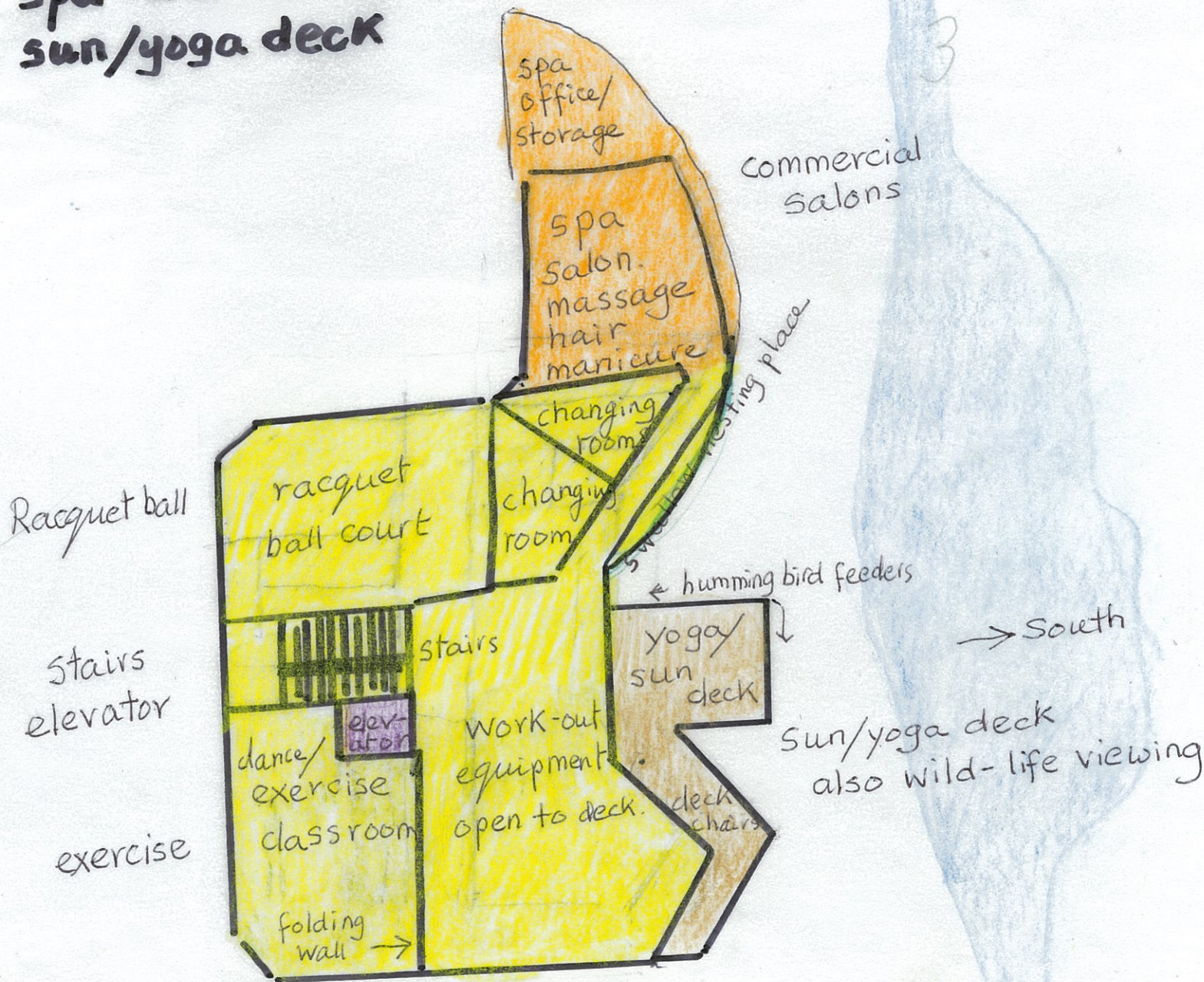
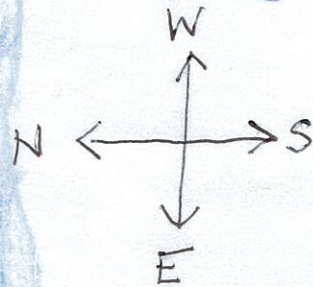


Use - 2nd Floor
 50% Administration
 50% Meeting/event/game rooms

- "public" space
- Administration
- Elevator

3. Top floor - Building footprint

Exercise facilities
Spa - commercial
sun/yoga deck



Use 3rd Floor
 25% spa/salon rental
 75% fitness/wellness

-  "Public" exercise space
-  Commercial space
-  Elevator

Rachel,

17 May 2017

The following are some of the thoughts I had after listening to the boards and people in attendance at yesterday's board meeting.

A new community center is needed, but currently community support is not entirely there.

Time line is driven by the ability to put a Bond issue on the next Ballot. No one at the meeting yesterday understood the process for getting a Bond issue on the ballot and the misinterpretation of the homeowners of contracting for the support team will generate the rumors that the board and you want to avoid. We could write an article for the Cordillera Spirit and other tools to explain the process. Not dates, or other details. Focus would be to kill the "it's a done deal because they hired these people". Maybe a town hall to just talk process.

I think the concept that a building will generate a sense of community is a bit naive. A nice place will help, but there are things that we can do today to improve our sense of community. I hope that some of these are possible even if we are not able to execute a new building at this time.

Information for new homeowners is difficult to find and while the majority of it is on the WEB it is not always easily understood. We could do a welcome package, just an envelope with things like how to start your trash service and what services are included as home owners (like trash) and what have available as addons. Making people feel like they are a part of the community from day one would help with the sense of community. The argument that you will get is that people like us who buy years and years before they build don't need or want this for vacant land, but do when they start to occupy a home. The easy way to do this would be to use the post office as the trigger point. Shea knows who is active and who is not because of the mail. We had a box here for years that forwarded mail to our primary residence. When we occupied we stopped the forward. This is just an example, I am sure there are many others that would help people feel more welcome and part of the community.

There are many things that are available to Cordillera homeowners that we don't know about until someone tells us. Basically, I am suggesting that we build a homeowners marketing plan.

Each of the communities that we were compared to yesterday had a linkage between their "Club" and their community. I don't believe we have that here and that is a culture I believe we must change to be successful. I am not suggesting in any way that every homeowner become a club member, full or social, but I would like to see us explore options like a restaurant membership that comes with every home so that homeowners believe that the restaurants are available for their use as well as club members. I would love to hear that we as a community are working closely with the club to get more business at the club. If they had more business they might be able to support more hours and a 365 day per year operation. I see this a fundamental to changing the culture we have today of have and have nots. I also understand that politically this will be difficult because of the politics surrounding the original developer.

We owned here but had not yet built during all of that and so are sensitive to how we got here. New people won't be and they won't care. The club must be part of our community somehow. The sledding, snow shoeing and cross country skiing is a perfect example of the synergies that could be leveraged and expanded. Members and non-Member homeowners can all use the facilities during the winter. The

difference is that club members can access for free equipment while home owners who are not club members bring their own. It's very popular and most of the homeowners we have talked to don't know they can use it.

There are many other activities that happen here that I sort of know are going on but have no idea how to join if I wanted to. Bridge, painting, book club (I think) and I am sure the list is very long. Maybe a catalog a couple of times a year published in the Spirit? I know this is private but we should leverage it and also how to get it started for new people. We were here a year before we knew about it, the Kohn's down the street from us didn't know about it until we told them last month. It's a great tool, but it could be so much more.

Many of the amenities that were discussed in the presentation we could start now while working on the new facility. We could start a community concierge now that could coordinate all of the things that we want to make available but won't ever put directly on property. We have homeowners who are currently or have been concierge staff in Beaver Creek and Vail. I am sure if we asked them to help design and implement the service they would be happy to. We have space that could be used to host that person. The things like Skeet, Snow mobilizing, zip line, kayaking etc. are available locally we just need to facilitate access. Maybe we could even get better pricing as a group that would encourage people to use our services. I don't know enough about this area to be really helpful, but I do know that if we have it, and market it to the community it will be used. Maybe it is seasonal in the beginning?

These are just some of the thoughts that I had based on listening to why we want to do many of the things we are discussing that we can fix now so that we are ready for the building when it arrives.

I think that a good community outreach program now that provided actual services to the community will go a very long way to stopping much of the dialog that has started. People currently perceive this as another degradation of amenities and they don't see the entire problem. I believe that if they begin to see service increase and start to feel the sense of community that is possible here (with or without a new facility) they will understand why they need to support.

Some of our current amenities that are so controversial, could be kept and turned into cost neutral activities with the appropriate business plans. The stable and Pelts course could be turned around if we changed our marketing and use of them. We would just need to get the right people helping you and your team. The more use it gets the more money it makes and the better amenity it becomes. To lose a world class training facilities like these would be sad, but without the appropriate business plans and market strategies we will lose them.

While we still have the stigma as a part time community of second home owners I think that is changing and that we must recognize that. We will always have many seasonal homes but there are more and more of us who are here full time who are happy to get involved in making this the premier community to live in. We don't know when you need our help. I think that if you asked for community support and ideas that are about improvements, not complaints that you could rally the right people to help.

I hope you find a nugget in these thoughts that may be helpful.

Respectfully

Cindy

July 4, 2017

Dear Board Members of the CPOA and CMD

First, let me say we love being a part of Cordillera, despite all the stuff that has gone on the past 4 or 5 years. We bought a lot at 712 Webb Peak around 2003 and built our home (moved in 2006). I have spent my entire career as a single family land developer in the Dallas Fort Worth area and have developed and sold over 35,000 home sites. I say that only to say I know a little bit about this. I think the overriding question none of us like to talk about is why don't property values in Cordillera increase? It is mind boggling to me and I am in the business. Cordillera has the best club, best golf (3 great courses), a real sense of community among the residents, best views in the valley, etc.... The overall Vail Valley has a shortage of single-family lots to build on and Cordillera has an over supply and yet the market seems to ignore us.

Second, I'd like you realize that there are lots of competing issues between residents of the Divide, the Ranch, and the Summit/Territories. I am sure there is not a simple solution that would solve everyone's issue; however, I do think we need to address them both collectively and individually.

Collectively, as Cordillera property values increase, this affects the whole of Cordillera, so generally speaking I am in favor of whatever gets property values moving upwards. I do think a resort style pool, snack bar, first class workout facility, play ground, etc..... is the way to go from an overall perspective and I think we need to go BIG to have the needed splash (pardon the pun) to positively affect property values. It seems to me this is the only thing we don't have. Again, we have a great club (once again), golf courses, an Equestrian Center, guard gates, attractive entryways, trails, etc....

One aspect of what is being proposed that seems to be missing in the analysis has to do with the Club. The Club is the biggest single element that enables Cordillera to exist as a community and not just a subdivision. For the most part it is where we as citizens of Cordillera interact socially. As such it would seem to me that whatever proposal we consider, it must take the Club into consideration. The last thing we would want to do is develop a plan that doesn't consider this. We should want the Club to be successful and lets face it, there are many things the Club can do much better and efficiently than we the property owners can. For example, how many times have we tried to have a café and it has never worked.

As it relates to the so-called Community Center, I read the update on line a few days ago about the proposed community center. It said it was determined that the Athletic Center site could not accommodate the scope of the concept being developed. I am having a hard time rationalizing that in my mind when one of the sites being considered is the Equestrian Center. Are you all really proposing to tear

down the Equestrian Center and re-build it somewhere else? While our family does not use the Equestrian Center it is a positive asset to have for our residents and to see it as you enter the community of Cordillera. No other community in Valley has such an asset. I would be opposed to tearing it down and re-establishing it somewhere else.

The Athletic Center site currently has a parking lot, tennis courts, work out facility (upstairs and down), indoor lap pool, a secondary building that is currently a sales center. (What better place for a sales center than within the community's Athletic, Tennis and Pool Center with its fantastic views of the Vail Valley and Gore Range?



This site was just fine a year or so ago when we were considering renovating the Athletic Center facility and turning into first class spa and athletic facility. I am having a hard time following the logic that now for some reason it doesn't fit the scope of the concept and the Equestrian Center site does? Perhaps the scope is wrong?

Also, why consider a site that is at the bottom of a canyon with poor views compared the great views at the Athletic Center site when great views are one of the main attributes of Cordillera?



By the way, there is no site centrally located for all three areas in Cordillera (the Summit/ territories, the Ranch, and the Divide). The Equestrian Center area is not centrally located to the Summit and the Territories. It is for the Divide, and somewhat of the Mountain. Lets not kid ourselves, centrally located means located central to the most homes in Cordillera. The Ranch has the most residences by far (at build out it represents 47% of the total community). If there is not a site in the Ranch area I would look for a site near the Ranch area that has great views and wouldn't cost a fortune to develop the basic infrastructure in order to then accommodate the community center facilities. If that seems too remote for the Divide I would certainly be favor of a workout facility and pool to serve the Divide. Naturally, it would not need to be as large as the facility that serves the Ranch and

Summit/Territories as the Divide will make up less than 25% of Cordillera at build out. The current Athletic Center facility is centrally located within the Ranch and the Summit/Territories and the basic infrastructure is already in place.

What is the reasoning behind the site below Hole #8 on the Mountain course? Has the board considered existing wildlife and the homeowners adjacent to Hole # 8? The site below Hole #8 on the Mountain course will no doubt cause a major uproar from the adjacent homeowners who look over this “open space” and all the wildlife that uses this area. They bought their homes knowing they had that view. Now if a community center goes in there it will destroy a big part of their view. If it were I I would be majorly upset that this area is even being considered. In my opinion, getting access to this site from Fenno Street or Squaw Creek Road would be cost prohibitive.

On the other hand the Athletic Center site has been there since the completion of the Summit and Territories development and all the homeowners at this site are fully aware that this site is and has been used as somewhat of a “community center” by virtue of the improvements that exist and the uses that have gone on there since the beginning. The entire basic infrastructure is already in place and the remaining land behind the current facility is relatively flat.

In contrast, the two sites being considered are in need of major infrastructure in order to accommodate the improvements being proposed. In fact, the infrastructure costs could be as high as the actual facilities would cost.

On an individual bases I am most concerned about the Summit and the Territories because I invested there. When we built our home in 2005 and 2006 there were many homes in the Summit and the Territories in the \$4MM to \$7MM range. Now, it seems nothing gets built close to that. While the views are the best in the Valley (so many say) it is a “hike” to drive to up to the Summit and the Territories. The distance from Edwards and the airport is an issue. While we can’t change the drive time to Edwards (which is only 15 to 20 minutes depending on where you start) we can change the drive time to the airport and the town of Eagle (Costco, City Market, restaurants etc....) by opening up a road out of the Territories to Brush Creek Road. I believe this would be a game changer for the Summit and Territories, which has 142 vacant lots or 56% of all vacant lots in Cordillera. I fly fish, jeep, hike etc..... back behind Gold Dust and the New York mountains. It takes me an hour to drive to where this road from the Territories would connect to Brushy Creek Road from my house. If this road were opened up it would change that time to 5 minutes. In addition, it would change the drive time to Eagle and the airport from 40 minutes to 15 minutes.

I also want to point out that the Summit and the Territories have the most vacant lots, by far. See chart below.

Build Out Analysis					
	Total Units Allowed	Completed or Under Construction	Vacant Lots	% Built out	Vacant Lots as a % of Total Vacant Lots
Divide (not including the lodge)	202	168	34	83%	13%
Ranch	400	318	82	80%	31%
Summit/Territories	248	103	145	42%	56%
Total	850	589	261		100%

With a golf course, club house, fantastic views, incredible wild life, etc..... it would seem to me the CPOA and CMD would try to figure out how to light a fire under these two areas because they have the most to gain in terms of future value for the community as a whole than any other section of Cordillera. This no doubt would affect the property values of the entire community. *While I have not studied this, I would not be surprised to find that the preponderance of vacant lots in the Divide and Ranch areas are lesser desirable lots either because of inferior views or the lots themselves are tough to build on due to excessive topography.*

Property values are based on comparable sales. Lets face it; our homes are currently selling for less than replacement cost. In Cordillera, the only homes selling for replacement cost are newly constructed homes. As such, construction of new homes is our best hope for causing comparable sales to increase. As comparable sales increase all of our property values rise. Property values are like the tide of an ocean. When the tide comes in all the ships in the harbor rise up and when the tide goes out all the ships are lowered. We need to do whatever we can to get the tide to come in so everyone's property values can go up.

My proposal would be as follows:

Step One: Forget moving the post office and administrative offices. The existing buildings are just fine as they are for the functions they serve.

Construct a resort type pool such that it is connected to the current athletic facility. The land in this are is flat and the views of the Gore Range are exceptional. A resort type pool in Cordillera needs great views. You will recall that the lodge always used photos of the pool and the great view from the pool as their main marketing feature during its summer promotion.



As previously said, infrastructure is already in place. Add additional bathrooms for the pool area, playground area, and snack bar just like most country clubs have adjacent to the pool. Perhaps we pay the Club/Troon to operate it. Lastly, landscape and add shaded seating around the tennis courts, pool and playground area. All in all, this would cost probably between \$3MM to \$4MM and be a first class multi-use facility.

It seems to me the Trail Head could continue to be used for Cordy Camp in July and the first half of August. The rest of the year it could be used for meeting space, ladies card events, etc.... things the club doesn't provide for presently.

Rumor has it the current idea is to sell the Trail Head and Athletic Facility area to a developer who could convert these areas in to more lots. I hope this is just a bad rumor. One thing we don't need any more of is lots. Currently there are 261 vacant lots and roughly 12 to 15 homes are built per year. That means we currently have roughly a 20-year supply of vacant lots. As I said in the beginning, I have been a single-family land developer my entire career. Trust me when I say that no developer in his right mind would consider re-developing these sites into more lots under present conditions of basic supply and demand.

At the bottom of the Territories improve the current easement to a road with a gate (like the back side of the Valley community).

Step Two: Add an additional workout and pool facility in the Divide area, albeit smaller in scale than my proposal in Step One due to the Divide only representing 25% of the community.

Step Three: If the response to Steps One and Two are good move to increase the size and add spa features to the Athletic, Tennis and Pool Center in the order that was proposed a year or so ago.

<https://www.youtube.com/watch?v=5r0R5d5nH3E>

The basic plan above would cost about half of what is being proposed and it could be staged such that if the economy turned down we could slow the roll out of additional expenditures.

Lastly, the issue of equitable representation on the CMD and CPOA boards needs to be addressed. As I understand it, there is no representation on these boards currently by property owners in the Summit/Territories. It seems only reasonable that each of the three areas of Cordillera should be represented on these boards. Furthermore, it is my understanding that properties in the Summit/Territories area are taxed at a higher rate than the Divide and the Ranch areas. Taxation with representation is a corps value in our country and I believe it should extend into our community of Cordillera. Perhaps we should have a board member from each of the three areas and two “at large” board members or a percentage of board members based on the number of property owners in each area of Cordillera.

While I am sure the current board members are doing the their utmost to represent all of Cordillera it is only natural that certain biases can creep in. We should strive to be above reproach and thus have full representation on these boards.

Thanks for taking the time to read this letter. If you think there is anything I can do to help please let me know.

All the best,

Ron Haynes
712 Webb Peak

CC: property owners of Cordillera

ATTENTION! RACHAEL OYS.

THOUGHTS From JAY TOBIAS - JEEJAYCORRY@GMAIL.COM

FIRST, THANK YOU RACHAEL FOR ALL YOUR HARD WORK, ENTHUSIASM, AND LEADERSHIP!

THE COMMUNITY CENTER

THIS MAKES SOOO MUCH SENSE. IT IS TIMELY AND MUCH NEEDED. THE ONLY QUESTIONS RELATE TO SIZE, SCOPE, + AMENITIES. IT SOUNDS LIKE THE SITE LOCATIONS HAVE BEEN IDENTIFIED. I WOULD BE MORE THAN HAPPY TO (LOVE TO) GIVE MY IDEAS ON THE FITNESS CENTER, PICKLEBALL COURTS, + SWIMMING AREAS. SINCE THIS IS ENVISIONED AS A FOCAL POINT, I CAN SEE THE LOGIC OF MOVING THE SUMMIT CLUB + THE TRAILHEAD POOL. NOT YET SOLD ON MOVING THE ADMIN BUILDINGS.

THE ONE AMENITY THAT I FEEL IS VERY IMPORTANT BUT RARELY DISCUSSED IS A SHUTTLE SERVICE FROM THE COMMUNITY CENTER TO VAIL AND BEAVER CREEK. I CAN SAY FROM MY PERSONAL EXPERIENCE AT THE LODGE THAT THIS SERVICE WAS VERY POPULAR. CORBILLERA RESIDENTS LOVE OUR SECLUSION BUT IT IS EXTREMELY IMPORTANT THAT WE MAINTAIN OUR CONNECTION TO THESE DESTINATIONS BOTH IN WINTER AND SUMMER. HOW WONDERFUL WOULD IT BE NOT TO WORRY ABOUT SNOW COVERED ROADS, PARKING SPACES, PARKING FEES, + THEN WALKING TO THE SLOPES. IN THE SUMMER, YOU CANNOT FIND A PARKING SPACE FOR FARMER'S MARKET OR 4TH OF JULY!

THE SHORT COURSE

AT ONE OF THE MEETINGS, I WAS DISMAYED THAT ONE OF THE HOMEOWNERS REFERRED TO THE COURSE AS A LIABILITY. IN FACT, IT IS A GEM! I WOULD GUESS IT IS ONE OF THE TOP 5 SHORT COURSES IN THE COUNTRY. THE PROBLEM IS THAT WE ARE VERY BAD AT MARKETING, PACKAGING, AND ADVERTISING THE COURSE. HOPEFULLY, ONE WAY OR ANOTHER, WE WILL GET THE CLUBHOUSE BACK. IF NOT, I WOULD LIKE ^{TO} OFFER THE FOLLOWING IDEA.

IT IS VERY IMPORTANT FOR THE FUTURE VIABILITY OF THE COURSE THAT WE HAVE A CLUBHOUSE AND PARKING. WE ALREADY OWN THE LAND FOR THIS! WE CAN PAVE OVER WHAT IS NOW THE 4TH HOLE AND STILL HAVE 9 HOLES TO PLAY. THE BATHROOMS ARE THERE ALREADY. THE HOLES WOULD CHANGE AS FOLLOWS - THE 7TH HOLE BECOMES THE 1ST, 8 TO 2, 9 TO 3, 10th TO 4, 1st TO 5, 2 TO 6, 3 TO 7, 5 TO 8, 6th TO 9. WE CAN KEEP THE 4th AS A PRACTICE GREEN. GUESTS CAN CONTINUE TO USE THE EXISTING PRACTICE FACILITIES BEHIND THE PUB.

You may think that due to my domestic arraignments that I am biased but it has given me a unique perspective as to the workings of these two boards over the past couple of years. I have heard a lot of talk about how the boards have not listened to the residents. I believe that we are here today because they did.

We elected these boards, our neighbors, to deal with the mundane everyday issues which need to be addressed in a community such as ours. In addition, these boards have had to spend copious amounts of time dealing with the issues of the former Lodge and Spa and short course. This is time you and I have used to enjoy the many activities that Cordillera and this Valley afford.

Even with all this time that the boards put into their volunteer work, they heard the concern in the community about, "Why were our home values not raising as fast as other communities in the Valley." Knowing that this and former boards had tried among other ideas, direct marketing and realtor incentives, they explored what other communities in the Valley were doing. What they found was that three of the "hot markets" had looked to the future and taken proactive positions by improving their activities and/or community centers.

And so, while we were out fishing, they met with wildlife consultants. While we were out playing pickle ball, they met with engineers. While we were out playing golf, they met with architectural consultants. And while we were hiking and biking, these volunteer boards were meeting to determine if this was something that our community might be willing to consider.

We have heard how these boards were trying to unilaterally force this community to spend millions of dollars on a “Community Center” without any input from the community. I consider this community to be above average in intelligence, well, for the most part. If we but look at the presentations prepared, we would see that this was the farthest thing from their intentions. There were a number of sites, conveniently located to all, that were considered with two chosen to develop and conceptual plans presented. There were several ideas presented as to what could be included in the proposed concepts. These are not the actions of someone trying to force something down someone’s throat but rather preparations for gathering informed input from one’s constituents.

We have heard about what many consider the high costs associated with preparing these presentations. Unfortunately, we do not possess on these Boards, nor in our Community, experts on all the issues they faced in adequately preparing information that would allow us to have informed discussions concerning this issue. Experts and consultants in this Valley do not come cheaply. I believe that this is an issue that should not have divided our community but should have brought our community closer together for intelligent discussion. We let rumor and half or false information run rampant without seeking out or waiting for the complete story to unfold. We, as a Community, are smarter and better than this.

Lastly, we have heard several derogatory remarks made about members of these boards; our golfing, biking, bridge and pickle ball partners; our neighbors that have put in countless hours on our behalf while we were out enjoying our environment. Instead, I believe that we should be thanking them for their time spent on our behalf. I believe we should be applauding them for giving of their time and efforts on our behalf to our community.

June 27, 2017

Rachel Oys
General Manager
Cordillera Metro District
Cordillera Property Owners Association
408 Centerville Road
Cordillera, CO 81632

Dear Rachel, CMD Board, and the CPOA Board of Directors:

Thank you in advance for your acceptance of our letter dated June 27, 2017 regarding the proposed CMD & CPOA bond issue and community center proposal.

We are all property owners and current members of the Cordillera community. We have all chosen Cordillera as our first or second home because it provides a perfect balance of the natural beauty of the Rockies set against the rustic Colorado landscape. It is in this light that we are so disheartened at the prospect of a proposal that is clearly dividing the community between the CMD, CPOA Management, the CPOA Board of Directors and the property owners and residents.

As you are well aware by now, many of us could not attend the Board meeting Friday June 23, 2017 due to the Member-Member golf tournament at Cordillera. While we understand the meeting was scheduled in December, the tournament schedule for The Club at Cordillera was also set many months ago. Given the overwhelming number of property owners who are also members of the club, a postponement of the meeting would have been appropriate. We as a community deserve to be represented by the CMD, CPOA Management, and the CPOA Board of Directors with a clear understanding that there is a delicate balance between the pipe dreams of a few and the actual desires of the many. We certainly realize that the CMD, CPOA Management & CPOA Board of directors are planning on holding a number of additional open houses over the next week or so, but a booth at the community day or an open house at the Cordillera cafe is not an effective method to discuss the bond issue. The proposed Bond issue and yet to be determined community center will have a major financial impact on our community and we deserve and expect a more thorough discussion of the details and plans.

Several of our friends and neighbors attended the June 23, 2017 meeting and what they learned left them with even more questions and less answers. We have been told that approximately 30 - 40 residents attended the meeting and

most everyone that spoke was against the proposal as it was presented. In addition, we have deep concerns regarding the future of the Equestrian Center, Settlers Park, the Trailhead Clubhouse, and the Athletic Center at Cordillera as various scenarios were briefly discussed but no definitive plans have been presented.

The potential elimination of the Equestrian Center or the re-zoning for future home sites of the Cordillera Trailhead Clubhouse, Settlers Park, or the Athletic Center at Cordillera will significantly and permanently alter many of our properties and we do not believe the community will be best served without them.

The CMD and the CPOA Board of Directors are elected to represent the community and you have a fiduciary duty to be transparent in your deliberations on behalf of the residents. We have yet to find a ground swell of residents that believe that spending several hundred thousand dollars on a consulting study before polling the community is a reasonable use of CPOA resources. Is the CMD Board, CPOA Management, or the CPOA Board of Directors prepared to answer specific questions about the potential financial and economic impact on property owners of borrowing \$20-30 Million dollars for a project we do not even know if the community wants? At the June 23, 2017 meeting, you only were prepared to hear comments but not provide detailed answers to the questions we have. It is clear that an investment in the Community of this size will have major long-term financial and economic implications for the residents of Cordillera. We are very concerned that the proposed bond issue and community center project may saddle the CPOA with an enormous level of debt that will need servicing by the property owners for many years into the future. Will this new unnecessary expenditure require property owners to incur higher annual HOA dues/assessments to cover the debt service? Is this really an expense that the community believes is necessary at this time? The CMD, CPOA Management, and the CPOA Board of Directors should immediately cease any and all future expenses related to the planning of the bond issue or community center until they have a clear indication that the Cordillera property owners want this to move forward.

If the CMD, CPOA Management and the CPOA Board of Directors believe this is such a good idea and the proposal makes sound financial sense, then call another special meeting and invite the whole community to attend at a reasonable time and place. During this meeting, the CMD, CPOA Management and the CPOA Board of Directors should be fully prepared to answer any and all questions we have regarding the cost and economics of the proposal, the appropriateness of the expenditure of hundreds of thousands of dollars on a consulting study, and why they think leveraging up the community is a good idea. It is in everyone's best interest that you immediately schedule this meeting to adequately educate the community in a more thorough and transparent manner. We believe time is of the essence and would welcome the opportunity to hear back from you as soon as possible. If there is as you say a ground swell of

support for the community center, transparency and open dialog will provide the necessary proof that the residents want this. On the other hand, if we are correct and the community does not in fact support spending millions of dollars on an unnecessary community center, we will save the Cordillera Community millions of dollars over the next 20-30 years.

We respectfully await an opportunity to speak with the CMD, CPOA Management, and the CPOA Board of Directors in an open and transparent way.

Sincerely,

Steven A. Wellins
511 & 433 Settlers Loop
Cordillera, CO 81632
(970) 855-0497
swellins@me.com