



MINUTES

Cordillera Metro District Cordillera Property Owners Association

October 19, 2018

In Attendance

CMD Board of Directors	CPOA Board of Directors
David Bentley, President	Ed Shriner, President
Eugene McGuire, Vice President	Mike Grier, Vice President
Cheryl Foley, Treasurer	Ron Haynes, Treasurer
Kitty George, Secretary	Jerri More, Secretary (via telephone)
John Van Deusen, Assistant Treasurer/Assistant Secretary (via telephone joined at 9:30 a.m.)	Larry Brooks, Assistant Treasurer/Assistant Secretary

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel; Heather Mathews, finance manager; Jaime Walker, communications manager; Trevor Broersma, operations director; Joe Helminski, recreation director; Erin McCuskey, human resources manager, Clint Forstrom, project manager; Joanne Kelley, public safety manager; Tracy Stowell, office manager and 11 members of the public.

Call to Order

CMD Board of Directors	CPOA Board of Directors
Director Bentley called to order the Regular Meeting of the Cordillera Metropolitan District at 9:02 a.m.	Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 9 a.m.

Declaration of Quorum/Director Qualifications

All board members acknowledged receiving notice of the regular meeting at least 72 hours in advance. No conflicts of interest were noted.

Approval of Agenda

CMD Board of Directors	CPOA Board of Directors
Director Foley moved to approve the October 19, 2018 Regular Meeting Agenda. Seconded by Director George. Upon motion duly made and seconded, the Board approved the October 19, 2018 Regular Meeting Agenda.	Director Haynes moved to approve the October 19, 2018 Regular Meeting Agenda. Seconded by Director Brooks. Upon motion duly made and seconded, the Board approved the October 19, 2018 Regular Meeting Agenda.

Approval of Consent Agenda

CMD Board of Directors	CPOA Board of Directors
Director Foley moved to approve the Consent Agenda. Seconded by Director George. Upon motion duly made and seconded, the Board approved the September 21, 2018 Meeting Minutes.	Director Brooks moved to approve the Consent lemonAgenda. Seconded by Director Haynes. Upon motion duly made and seconded, the Board approved the September 21, 2018 Meeting Minutes.

Public Comment

Seven members of the public were present. The public comment included:

- Recognizing the trash and recycling area improvements.
- A request for the strategic planning committee and consultants, staff and the boards to research grants from www.cleanairfleets.org for vehicle plug-in stations in various locations in Cordillera.
- A request from the Cordillera Welcome Committee Chair Jane Roberts to fund beverages for the 2019 events. After discussion from the boards, Ms. Oys indicated that there will be sufficient funds to assist with supporting the 2019 events.

Joint Agenda Items for Boards Discussion and Direction

Resonance

- Chris Fair, president, and Richard Cutting-Miller, executive vice president, reviewed their proposal and outlined the steps ahead. During their two-day visit to Cordillera, they met with the Strategic Planning Committee, the board presidents, a financial consultant and real estate adviser, the management team, legal counsel and toured the property including some for sale properties. This was their introduction to the community, and they will return mid-December to meet with key stakeholders during the consumer research and market analysis phase of their work.
- The process will have several opportunities to engage property owners.
- The phases include:
 - Kick-off and Stakeholder Analysis
 - Consumer Research and Market Analysis
 - Competitive Analysis
 - Stakeholder Engagement
 - Visioning Workshop
 - Draft Recommendations
 - Final Report and Delivery
- The Resonance team shared that the community survey, completed this past spring, was thorough and resulted in valuable data which they will use throughout the process.

Administrative Updates

- The estimate for 2018 RETA was increased by \$100,000 for an annual total of \$1,350,000.
- Updates were provided on public safety, healthy forest and community operations topics from the management team report.
- The DRB plans to make updates to the design review guidelines.
- There are nine shared driveway easement agreements outstanding. Staff will conduct additional outreach to property owners prior to making snow plowing operational changes.

2019 Budget Hearing

- Both board presidents acknowledged the thorough work and analysis included in the development of the budget. The preliminary budget was presented at the September 21 meeting and, in addition, the board presidents and treasurers provided direction on the budget development on three separate occasions.
- Variances from 2018 to 2019 were shared as well as changes from the preliminary budget that were reviewed during the September 21 meeting.
- Discussion of both boards on wages and benefits included the following:
 - o Including three staff were hired in 2018 (a finance manager and two public safety officers for night patrols; all of which were in the 2017 budget as full time employees, in the 2018 budget as contracted services and now in the 2019 budget as employees again).
 - o Adding 4.25 new staff: compliance coordinator, public safety officers, community operations, barn hand and an information technology security systems administrator. Thus, the 2019 budget includes 7.25 employees more than the 2018 budget but reduces other contracts and line items.
 - o Budgeting an increase for health, dental and vision premiums. Total compensation package compared to other employers in the valley, which resulted in budgeting for adjustments to employer contributions for retirement and insurance premiums.
- Revenues, CPOA annual association dues, and mill levies were discussed, with slight increases projected.
 - o The annual CPOA assessment will increase by \$200 to \$3000 per year for asset maintenance and to mitigate deficit spending by the CPOA. However, even with the \$200 increase, a deficit of \$217,657 is still forecasted.
 - o The CMD mill levy will be increased by 5.5 percent, as has been done the last several years, to offset increases in operating and maintenance expenses, impacting residential property owners \$164.74 per \$1 million-dollar assessed value or for vacant land \$66.35 per \$100,000 assessed value. With these changes, CMD projects a balanced budget.
- At the request of CMD Director George, the boards discussed the benefits and disadvantages to a pilot shuttle service for the 2018/2019 ski season with fixed routes between Cordillera-Vail and Cordillera-Beaver Creek.
- Ms. George provided the following reasons in support of piloting the shuttle service this season:
 - o Service is no longer provided by the Cordillera Lodge and Spa.
 - o Will result in a positive impact on property values by associating Cordillera with the world-class ski resorts of Vail and Beaver Creek.
 - o Parking at the resorts is becoming more expensive and unavailable, so a shuttle would benefit community members.
 - o Cordillera has a younger demographic of property owners that this service would be of great value.
 - o Having a shuttle service to the ski areas was number five on the community survey's list of amenities to add. She suggested, of the \$2.2 million-dollar water reserve fund, \$200,000 could be used to provide a pilot shuttle service to Vail and Beaver Creek twice a day.
 - o The shuttle can be piloted and provide information for strategic planning versus waiting for another year or two to implement.
 - o Provides a positive addition to Cordillera now.
- CMD Director Foley opposed the proposal and requested that her opposition be reflected in the minutes as follows:
 - o A shuttle service should be within the purview of the CPOA's responsibilities, not the CMD's, and the CPOA had previously declined to consider a shuttle in its 2019 budget.
 - o Regardless of which entity undertakes the proposal, the community has retained Resonance to help it develop a strategic plan for the next 10 years. By implementing a pilot shuttle program

now, the CMD would be prejudging the priorities and the recommendations that will be forthcoming from the consultants.

- Further, the CMD has not discussed nor have the consultants opined on how “success” for the pilot program would be measured. If the theory is that this pilot program will increase property values, that theory has not been explained or analyzed.
 - Funding the pilot with \$200,000 from savings (i.e., the water reserve fund) is not sustainable because, if successful, it will need to be funded by unknown sources of operating revenues in future years.
 - The CMD board has not discussed any priorities and recommendations for use of the water fund savings, and this needs to occur before the board begins to draw down the funds. There are many uncertainties and future needs for this money, and desired expenditures have yet to be prioritized.
 - A ski shuttle has already been tried and failed in the past.
- CPOA board members noted the logistical challenges associated with a successful program including frequency and ease of accessing a van, believing that the program may result in more complaints. Other board members reasoned that a pilot program can provide the strategic planning consultants data to inform their recommendations.
 - CMD directors agreed upon the need to conduct a strategic discussion of priorities and uses of the water fund reserves in conjunction with the work of Resonance.
 - Attorney Pogue said he would check the CMD elections to see if transportation was an authorized right of CMD.

CMD MOTION: Director George moved to commence a pilot ski shuttle service to Vail and Beaver Creek twice a day during ski season and to earmark \$200,000 from the \$2.2 million-dollar water fund to fund such program. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board approved the motion with Director Foley opposing.

- There were no adjustments to the CMD or CPOA capital improvement budgets. The Bearcat hay barn reconstruction is not included in the current budget; however, there is interest within the community to initiate a voluntary fund-raising effort to cover reconstruction expenses.
- CMD Director Bentley opened the Budget Hearing for discussion. Hearing no comments from the public, he closed the public hearing. Notices of the hearing were posted in the Eagle Valley Times and the Vail Daily.

CMD MOTION: Director George moved to adopt the 2019 CMD Budget as presented. Seconded by Director McGuire.

Upon motion duly made and seconded, the Board approved the 2019 CMD Budget with Director Foley opposing the motion solely on the basis of her opposition to the shuttle service.

CPOA MOTION: Director Grier moved to adopt the 2019 CPOA Budget as presented. Seconded by Director Brooks.

Upon motion duly made and seconded, the Board adopt the 2019 CPOA Budget.

CMD Agenda Items for Boards Discussion and Direction

2017 Audit

CMD MOTION: Director Foley moved to approve the CMD 2017 Audit. Seconded by Director George. Upon motion duly made and seconded, the Board approved the CMD 2017 Audit.

CMD Adjournment

CMD Board of Directors

Director George moved to adjourn the Regular Meeting of the Cordillera Metro District. Seconded by Director Foley.

Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera Metro District at 1:58 p.m. Friday, October 19, 2018.

CPOA Agenda Items for Board Discussion and Direction

2017 Audit

- The following inaccuracies were noted and will be addressed by staff with the auditor:
 - Uninsured accounts
 - There is no note in the Financial Statements that indicates the Association can borrow money if needed.
 - Some CMD facilities are included under Unaudited Table for Future Major Repairs & Replacement Reserve.

CPOA MOTION: Director Brooks moved to approve the CPOA 2017 Audit with noted changes. Seconded by Director Haynes.

Upon motion duly made and seconded, the Board approved the CPOA 2017 Audit.

CCR Limited Amendment Regarding Short-Term Rentals

- Short-term rentals will be further discussed at the November 16 meeting. Research will be shared with the boards that provide administrative and policy considerations.

DRB Alternate Board Member Resignation - Jung

- The CPOA Board approved Eric Jung's resignation (as an alternate member) from the Design Review Board.

Delinquent Accounts

- The board reviewed and approved legal action against the following delinquent property owners with accounts outstanding before 2018.
 - Quagliano—six properties
 - Robert Phelan III/5 Fairway Lane
 - Trinity Green Colo LLC/348 Red Draw
 - Daniel L Netzow/1103 Red Draw

- Lot 10 Filing 10 LLC/350 Red Draw
- Acadia Holdings LLC/534 Graham Road
- Cordillera Lot 64/171 Sunquist Road
- Gary Cooney/307 Granite Springs Trail
- Lot 2 Block 1 Cordillera LLC/64 Pine Marten Way
- Premier Leisure “USA” Limited LLC/74 E. Timber Draw

CPOA Adjournment

CPOA Board of Directors

Director Haynes moved to adjourn the Regular Meeting of the Cordillera Property Owners Association. Seconded by Director Brooks.

Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera Property Owners Association at 2:17 p.m. Friday, October 19, 2018.
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Next Meeting

- The next CMD and CPOA Board meetings are November 16 and December 14, 2018. All meetings are scheduled to begin at 9 a.m. in the large conference room of the Cordillera Administration Building at 408 Carterville Road, Cordillera, CO, 81632. Meetings will be canceled when there are no time sensitive or substantive topics for board discussion.