



MINUTES

APPROVED

Cordillera Metro District

Cordillera Property Owners Association

Special Meeting, October 4, 2019

In Attendance

CMD Board of Directors	CPOA Board of Directors
David Bentley, President (Term to 2022)	Mike Grier, President (Term to 2020)
Eugene McGuire, Vice President (Term to 2022)	Ron Haynes, Vice President (Term to 2021)- Phone
Cheryl Foley, Treasurer (Term to 2022)	Monte Irion, Treasurer (Term to 2022)- Phone
Kitty George, Secretary (Term to 2020)	Jerri More, Secretary (Term to 2020)- Phone
John Van Deusen, Assistant Treasurer/Assistant Secretary (Term to 2020)	Cynthia Lenac, Assistant Treasurer/Assistant Secretary (Term to 2022)

Others Present:

Rachel Oys, general manager; Anna Wool, legal counsel (by phone); Joe Helminski, recreation director; Trevor Broersma, operations director; Barry Smith, public safety director; Heather Mathews, finance manager; Cliff Simonton, community planning manager; Jill Conley, communications manager; Ron Hoppner, information and technology systems administrator; and members of the public in person: Larry Brooks, Mike Henritze, Chris Cumming, Jeff Sachs, Vince Leone, Jane Roberts, Nukhet Saxby, Ed Shriner, Enrique Grisoni, Roger Maggod, Janice Suczewski, Greg and Melissa Murphy. Members of the public who attended via webinar include, Steve Houk, Eric Grubbs, Michael Dowling, Dennis Moran, Jon Seltzer and Michael Finley.

Call to Order

CPOA Board of Directors
Director Grier called to order the Special Meeting of the Cordillera Property Owners Association at 8:46 a.m.

CPOA Executive Session

8:46 a.m. – Directors Lenac and Haynes moved to enter executive session pursuant to Section 38-33.3-308(4)(b), C.R.S. (CPOA) for receiving legal advice regarding delinquent accounts.

8:56 a.m. – Directors Grier and More moved to conclude executive session.

Present: CPOA Directors Grier, Lenac, More, Haynes, Irion.

Also present: Rachel Oys, general manager, and Anna Wool, legal counsel (by phone).

No action was taken in executive session.

Call to Order

CMD Board of Directors
Director Bentley called to order the Special Meeting of the Cordillera Metropolitan District at 9 a.m.

Declaration of Quorum/Director Qualifications

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

CMD Board of Directors	CPOA Board of Directors
Director Van Deusen moved to approve the October 4, 2019, Special Meeting Agenda. Seconded by Director Foley. Upon motion duly made and seconded, the Board approved the October 4, 2019, Special Meeting Agenda.	Director Lenac moved to approve the October 4, 2019, Special Meeting Agenda. Seconded by Director Haynes. Upon motion duly made and seconded, the Board approved the October 4, 2019, Special 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 Van Deusen. Upon motion duly made and seconded, the Board approved the September 13, 2019, Regular Meeting Minutes.	Director Lenac moved to approve the Consent Agenda items. Seconded by Director Grier. Upon motion duly made and seconded, the Board approved the September 13, 2019, Regular Meeting Minutes.

CMD and CPOA Executive Session

9:02 a.m. – Directors Van Deusen and McGuire moved to enter Executive Session pursuant to Section 24-6-402(4)(f)(I), C.R.S. (CMD) for the purpose of receiving legal advice regarding the CSMN litigation, legal counsel and CPOA/CMD/Club at Cordillera.

9:02 a.m. – Directors More and Grier moved to enter Executive Session pursuant to Section 38-33.3-308(4)(a), C.R.S. (CPOA) for the purpose of receiving legal advice regarding the CSMN litigation, legal counsel and CPOA/CMD/Club at Cordillera.

10:13 a.m. – Directors McGuire and Foley moved to conclude the Executive Session.

10:13 a.m. – Directors Lenac and Grier moved to conclude Executive Session

Present: CMD Directors Bentley, McGuire, George, Van Deusen and Foley as well as CPOA Directors Grier, Haynes, Lenac, More and Irion.

Also present: Rachel Oys, general manager, and Anna Wool, legal counsel.

No action was taken in executive sessions.

Public Comment

- Topics included: a positive comment about speed bumps doing what they're intended to do; a request for CPOA to consider changing board member term limits from three to four years; a suggestion to recognize Short Course holes-in-one; a request to evaluate truck equipment to properly assist injured wildlife; and comments expressing disappointment in the CPOA Annual Meeting set up, presentations and the three options identified by Resonance.

CPOA Agenda Items for Board Discussion and Direction

- Given the Trailhead pool failures, with estimated repairs and minor enhancements ranging from \$2.6 to \$3.8 million, the board agreed to explore building an outdoor resort-style pool at the athletic center. CMD Director Foley had prepared a chart of pros and cons for different pool locations, which the directors requested be made available to the property owners along with the minutes. Director Haynes will work with staff to solicit proposals from one or more entities to provide land-planning services to locate a pool site on the Athletic Center parcel, taking into consideration other potential future opportunities for recreational improvements. Community survey results will help direct this work.

CPOA Motion: Director Grier moved to solicit proposals for land-planning services for the athletic center parcel with consideration of the survey results. Seconded by Director Lenac. Upon motion duly made and seconded, the Board approved soliciting proposals for land-planning services for the athletic center parcel with consideration of the survey results.

Joint Agenda Items for Boards Discussion and Direction

Strategic Planning Process and Community Survey

Both boards agreed to disseminate a community survey as the next step in the strategic planning process. The survey will be sent October 11 with a deadline for completion of October 25, 2019.

2020 Budget

- The preliminary 2020 CMD and CPOA Service Agreement was reviewed.

- Ski Shuttle 2019-2020 Season – CPOA discussed piloting a ski shuttle to Vail and Beaver Creek as long as it is cost neutral to the CPOA 2020 budget. Additional details will be forthcoming.
- Marketing and Advertising – A rough draft of the 2020 marketing plan was circulated to the boards. A more robust discussion will be on the agenda for the board meeting on November 8, 2019.

CPOA Motion: Director Lenac moved to pilot a ski shuttle to Vail and Beaver Creek for the 2019-2020 season as long as it is cost neutral to the CPOA 2020 budget. Seconded by Director More. Upon motion duly made and seconded, the Board approved the motion.

CMD Adjournment

CMD Board of Directors

Director Bentley moved to adjourn the Special Meeting of the Cordillera Metro District at 1:55 p.m. Seconded by Director Van Deusen. Upon motion duly made and seconded, the Board adjourned the Special Meeting of the Cordillera District.

CPOA Adjournment

CPOA Board of Directors

Director Grier moved to adjourn the Special Meeting of the Cordillera Property Owners Association at 1:55 p.m. Seconded by Director More. Upon motion duly made and seconded, the Board adjourned the Special Meeting of the Cordillera Property Owners Association.

Meeting Schedule

- The remaining regularly scheduled CMD and CPOA Board meeting for 2019 will be on Nov. 8, 2019. 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, Colorado, 81632.

Cheryl Foley Pros & Cons of Pool Locations

Location	PROs	CONs
Leave at Trailhead	Scenic views	Expensive to repair/replace
	Same location as Cordy Camp	Cordy Camp displaces community use of facility during busy summer months. When Cordy Camp is in session, adults mostly avoid the pool.
		Some duplication of maintenance with Summit pool.
		Site is limited in terms of expansion
		Seasonal use only
		Shady & cool
Summit	Full sun	1-2 minutes longer drive (v. Trailhead) from Divide
	Best scenic views	
	Little, if any, temperature difference from Trailhead or Timber Hearth	
	Boards & community have complete control over development	
	Nearly 10 acres of mostly flat, undeveloped land, owned by CPOA	
	Access to utilities	
	Since land already owned by CPOA, development issues are minimized and timing could be quickest of all options	
	May be cost-effective option for a new, modern facility v. repairs at Trailhead	
	Creates optionality for further expansion of SAC and future assets	
	Year-round staffing already at Summit may make it possible to operate the outdoor pool beyond the summer seasonal limitation	

Cheryl Foley Pros & Cons of Pool Locations

	of Trailhead or other independent location	
	Economies of maintenance and operation with both pools at same location	
	Handicap access to pool easy to accommodate (flat land); perhaps handicap pool access facility could be shared with indoor pool?	
	Room for additional parking	
	Close to Cordy Camp for van transport to pool (similar to transport for golf & tennis lessons, field trips, etc. (or Camp could be moved to Summit, leaving Trailhead building & patio to be more fully developed as Community/Family Center)	
Squaw Creek	Closer to Divide, but further from Summit/Territories	Ruins views into Cordillera: instead of presenting a glitzy “gateway” into the community, many feel that building a pool and other buildings/facilities in this area would be a negative, not a plus
	Could be viewed as attractive “entry” into Cordillera (but see above “con”)	New access roads/drives will be expensive; added cost and impact to area
	May be cost-effective v. Trailhead repair (?)	Utility relocation, power, water and sewer will likely increase development costs above the other available sites.
		Soil subsidence issues; permitting and moist soil conditions could make development challenging
		Disturbs elk migration area
		Adverse impact on Bearcat trail rides

Cheryl Foley Pros & Cons of Pool Locations

		Past strong reluctance of community to support central development in this area
		Limited scenic views
		Stand-alone location unless additional facilities are contemplated
		May require inefficient relocation of existing facilities & operations that are in very serviceable condition. Not cost-effective to demolish existing facilities
		Not within Cordillera gates & would present new security issues
Near Timber Hearth	Closer to Divide (about 5 minutes shorter than to Trailhead or SAC); more central to community	Club owns all the land; currently limited space available
		No control over whether this could be done at all
		No room for additional parking
		No “vision” about what a partnership with Club would entail
		Timing issues
		Serious legal issues would have to be fully identified and negotiated
		Probable loss of control over facilities/future
Chaveno Area	Property available	Suitability of site for development is poor; steep hillsides
		Views/location not attractive
		Lacks optionality for other facilities/activities
		Not within Cordillera gates & would present new security issues