



MINUTES

APPROVED

Cordillera Metro District
Cordillera Property Owners Association

CMD and CPOA Executive Sessions

November 8, 2019

9:02 a.m. Directors Foley and George moved to enter executive session pursuant to Section 24-6-402(4)(b), C.R.S. (CMD) for the purpose of receiving legal advice regarding the CSMN Litigation.

9:02 a.m. Directors Irion and Haynes moved to enter executive session pursuant to Section 38-33.3-308(4)(b), C.R.S. (CPOA) for the purpose of receiving legal advice regarding the CSMN Litigation.

9:54 a.m. Directors George and Foley moved to conclude the executive session.

9:54 a.m. Directors More and Irion moved to conclude executive session

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

Also present: Rachel Oys, general manager, and Alan Pogue, legal counsel (by phone).
No action was taken in executive sessions.

CMD and CPOA Public Session

November 8, 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) (by phone)	Ron Haynes, Vice President (Term to 2021)
Cheryl Foley, Treasurer (Term to 2022)	Monte Irion, Treasurer (Term to 2022)
Kitty George, Secretary (Term to 2020)	Jerri More, Secretary (Term to 2020)
John Van Deusen, Assistant Treasurer/Assistant Secretary (Term to 2020) (by phone)	Cynthia Lenac, Assistant Treasurer/Assistant Secretary (Term to 2022) (by phone)

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel (by phone) ; Trevor Broersma, operations director; Tracy Stowell, office manager; Barry Smith, public safety director; Heather Mathews, finance manager; Cliff Simonton, community planning manager; Fernanda Bazani, human resource manager and members of the public: Ed Shriner, Jim Aull, Bob and Carolyn Donovan, Cassie Gray, Aaron Rubins, Pam Horan-Kates, Chris Cumming, Mike Henritze, Richard Hogg, Jane Roberts, Cass Gassman, Melissa and Greg Murphy, Richard Saxby and Jay Tobin

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 a.m.	Director Grier called to order the Regular Meeting of the Cordillera Property Owners Association at 9:01 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 November 8, 2019, Regular Meeting Agenda. Seconded by Director George. Upon motion duly made and seconded, the board approved the November 8, 2019, Regular Meeting Agenda.	Director More moved to approve the November 8, 2019, Regular Meeting Agenda. Seconded by Director Haynes. Upon motion duly made and seconded, the board approved the November 8, 2019, 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 October 4, 2019, Meeting Minutes.	Director More moved to approve the Consent Agenda items. Seconded by Director Haynes. Upon motion duly made and seconded, the board approved the October 4, 2019, Meeting Minutes.

Public Comment

- Public comment topics included: collections on delinquent accounts, a comment regarding putting the CSMN litigation behind us, changes in the 2020 proposed budgets since the September board meeting, electric bikes, winter ski shuttle, and non-resident fees for short course.

Joint Agenda Items for Boards' Discussion and Direction

Management Team Report

- Director More said a bullet on "Community Engagement" should be included under the existing focus area of "Promote the Cordillera Lifestyle" on the management team report to reflect planned community activities.

Community Survey

- Survey was sent to property owners October 11 and closed on October 25. The objective was to gather input from the community, subsequent to Resonance's report, to help inform long-

range planning efforts with respect to maintaining, updating and expanding Cordillera's existing facilities and services.

- 316 unique property owners (44% response rate) responded with 406 individuals participating in the survey.
- 1,804 comments were received.
- Demographic and ownership questions were included in the survey, as well as questions about pool and facility expansion project preferences (at the athletic center or the Trailhead locations), activities at the Short Course, Equestrian Center and Bearcat Stables, Club at Cordillera relationships and general questions on how to improve Cordillera property values and lifestyle.
- Survey summary and results are available at CordilleraLiving.com.
- CPOA Board members agreed that an RFQ would not be issued for athletic center land planning. CPOA Board members will reach out to planners directly.
- General manager Oys will schedule a conference call with CPOA board members to see how staff can support board members during this planning process.

Strategic Planning

- The boards thanked John Warren, for his work heading up the Strategic Planning Committee and all of the dedicated committee members who participated in the process.
- The Strategic Planning Committee will be disbanded effective immediately, however, board members and staff will tap into members' expertise as needed.
- Boards will suspend any further use of contract time with Resonance.
- Director More thanked the Cordillera Welcome Committee. Jane Roberts has been heading the committee for the last two years. Carolyn Donovan will now take the lead with the help of Cass Gassman.
- The management team staff is invited to attend, on a rotating basis, the Friday Meet and Greet and to give a five-minute presentation to introduce themselves and tell new members what they do for the district.

CPOA Motion: Director Haynes moved to approve termination of the 2019 Resonance Contract for Strategic Planning. Seconded by Director More. Upon motion duly made and seconded, the board approved the motion.

CMD Motion: Director Foley moved to approve termination of the 2019 Resonance Contract for Strategic Planning. Seconded by Director George. Upon motion duly made and seconded, the board approved the motion.

2020 Budget Hearing

The preliminary budget was presented at the September 13 and October 3 meetings and the board presidents and treasurers provided direction on the budget development on three separate occasions.

CPOA Budget Issues

Skier Shuttle

- Joe Helminski, recreation director, presented the pilot ski shuttle program.
- The shuttle will run Friday through Sunday between December 13 and March 29 with two trips in the morning and two pick-ups each afternoon. The shuttle will provide transportation to Vail and Beaver Creek, accommodating 14 passengers in each van.

- All reservations will be through Peak 1 Express with a 24-hour cancellation policy and will be free to property owners and their guests.
- CMD will adjust the service agreement with CPOA to offset the \$50,800 cost to the CPOA budget.

Changes from September 13, 2019 Draft Budget

- Pickleball nets are included in the athletic center capital project budget.
- The budget for the \$50,800 cost of the pilot skier shuttle and the CMD Service Agreement were adjusted accordingly.

CPOA Motion: Director Haynes moved to approve the 2020 CPOA Budget as presented. Seconded by Director More. Upon motion duly made and seconded, the board approved the motion.

CMD Budget Issues

- Director Bentley opened the 2020 CMD Budget Hearing at 12 p.m. There was no public comment. Public Hearing closed at 12:01 p.m.
- General Manager Oys explained that the 3.5 percent merit increase for staff was calculated by pulling comps from other public organizations in the Vail Valley area. The comp study showed an average projected 2020 merit increase of 3.64 percent with larger employers going as high as 5 percent.
- The Borne Consulting Reserve study recommended funding future reserve needs at a higher amount than was originally allocated in the 2020 proposed budget. In response, the amount transferred to the Capital Fund will increase from \$1.2 million to \$1.38 million for 2020. The CMD Board will examine potential underfunding issues before the next budget cycle.

CMD Motion: Director Foley moved to approve the 2020 CMD Budget as presented. Seconded by Director George. Upon motion duly made and seconded, the board approved the motion.

2020 Board Meeting Schedule

- Boards will meet jointly on a quarterly basis in 2020.
- The meeting schedule is as follows:
 - o January 10
 - o April 17
 - o August 27
 - o August 28, CPOA Annual Meeting
 - o November 13
- If boards have substantial material to discuss, a special meeting can be called at any time between quarterly meetings.
- Board presidents' and treasurers' meetings will be held monthly, unless waived.
- A meeting resolution will be drafted and signed by both boards.

CMD Agenda Items for Board Discussion and Direction

Resolution Establishing a District Investment Policy

- Tabled to allow further discussion between the CMD treasurer, legal counsel and management

2020 Annual Administrative Matters Resolution

- The resolution gives the authority to staff and to legal counsel to execute the day-to-day operations of the metro district.

CMD Motion: Director Foley moved to approve the 2020 Administrative Matters Resolution. Seconded by Director George. Upon motion duly made and seconded, the board approved the motion.

2020 Regular Special District Director Election Resolution

- The resolution calls for a 2020 CMD Director Election. There are two director seats up for re-election.

CMD Motion: Director Foley moved to approve the 2020 Regular Special District Director Election Resolution. Seconded by Director George. Upon motion duly made and seconded, the board approved the motion.

Term Sheet Regarding Option and Ground Lease Agreement for Wireless Communications Facility

- The lease area is approximately 1,200 square feet of property owned by the metro district located on the south side of Highway 6 off of Squaw Creek Road.
- The lease shall be for an initial term of five years with seven additional five-year terms that will occur automatically.
- Lease amount is \$1,500 a month with a two percent increase annually.
- This term sheet will be updated once it is re-written into a lease agreement with a modified termination clause.

CMD Motion: Director Foley moved to approve the Term Sheet Regarding Option and Ground Lease Agreement for a Wireless Communications Facility, subject to further negotiation by management and legal counsel. Seconded by Director George. Upon motion duly made and seconded, the board approved the motion.

CPOA Agenda Items for Board Discussion and Direction

Reinstatement of Lot Line

- There have been property owners that have purchased contiguous lots and have gone through the process of vacating the original lot lines to make one larger lot. Now there is interest in subdividing those lots back to the original lot lines and building envelopes.
- CPOA has the ability to adopt rules and regulations to aid in the implementation of the CCRs. Two options were presented to the board for consideration:
 - o Option 1 – Property owner will request CPOA approval.
 - o Option 2 – Property owner will request CPOA approval and will be responsible for the balance of CPOA dues incurred while the lot lines were vacated.
- The board discussed Option 2 and added an interest component.

CPOA Motion: Director Haynes moved to approve Option 2, the Reinstatement of Lot Line Resolution allowing property owners to request CPOA approval with condition that the owner will be responsible for the balance of CPOA dues incurred while the lot lines were vacated plus interest. Seconded by Director Grier. Upon motion duly made and seconded, the board approved the motion.

Reinstatement of Lot Line-Lederman

- Cordillera Community Planning Manager Cliff Simonton received a letter from Harry Lederman requesting to subdivide his lots that were combined in December of 2013. This would put the parcel back into its original lines and building envelopes.

CPOA Motion: Director Irion moved to approve the reinstatement of the Lederman lot lines contingent on DRB approval. Seconded by Director Haynes. Upon motion duly made and seconded, the board approved the motion.

CMD Adjournment

CMD Board of Directors

Director George moved to adjourn the Regular Meeting of the Cordillera Metro District at 1:30 p.m. p.m. Seconded by Director Foley.
Upon motion duly made and seconded, the board adjourned the Regular Meeting of the Cordillera District.

CPOA Adjournment

CPOA Board of Directors

Director More moved to adjourn the Regular Meeting of the Cordillera Property Owners Association at 1:31 p.m. p.m. Seconded by Director Haynes.
Upon motion duly made and seconded, the board adjourned the Regular Meeting of the Cordillera Property Owners Association.

Meeting Schedule

- The regularly scheduled CMD and CPOA Board meetings for 2020 will be as follows: January 10, April 17, August 27 and November 13. 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. Meetings will be canceled when there are no time-sensitive or substantive topics for board discussion.