



MINUTES

APPROVED

Cordillera Metro District
Cordillera Property Owners Association

Special Meeting, September 13, 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)
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)	Cynthia Lenac, Assistant Treasurer/Assistant Secretary (Term to 2022)

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel ; Trevor Broersma, operations director; Tracy Stowell, office manager; Barry Smith, public safety director; Heather Mathews, finance manager; Dominique Jones, equestrian center manager; Fernanda Bazani, human resource manager; Jill Conley, communications manager and members of the public: Debbie Brady, Keith Mullenger, Ed Shriner, Lainie Edinburg, Harry Jasper, John Smelter, Cass Gassman, Joseph Lenac, Claude Howlett, Nan Howlett, Kent Barker, Danny Ponce, Enrique Grisoni and Pam Horan Kates. By webinar: Janet Burmeister and Mark Kenyon.

Call to Order

CMD Board of Directors	CPOA Board of Directors
Director Bentley called to order the Special Meeting of the Cordillera Metropolitan District at 8:03 a.m.	Director Grier called to order the Special Meeting of the Cordillera Property Owners Association at 8:04 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 Van Deusen moved to approve the September 13, 2019, Special Meeting Agenda. Seconded by Director Foley.	Director Irion moved to approve the September 13, 2019, Special Meeting Agenda. Seconded by Director Haynes.

Upon motion duly made and seconded, the Board approved the September 13, 2019, Special Meeting Agenda.	Upon motion duly made and seconded, the Board approved the September 13, 2019, Special Meeting Agenda.
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Approval of Consent Agenda

CMD Board of Directors	CPOA Board of Directors
Director George moved to approve the Consent Agenda. Seconded by Director Van Deusen. Upon motion duly made and seconded, the Board approved the July 12, 2019, Meeting Minutes.	Director Irion moved to approve the Consent Agenda items. Seconded by Director Haynes. Upon motion duly made and seconded, the Board approved the July 12 and September 3, 2019, Meeting Minutes.

CMD and CPOA Executive Session

8:05 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.

8:05 a.m. Directors More and Grier 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.

9:11 a.m. Directors George and Foley moved to conclude the Executive Session.

9:11 a.m. Directors More and Haynes moved to conclude Executive Session.

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

Also present: Rachel Oys, general manager, and Alan Pogue, legal counsel.

No action was taken in executive sessions.

Public Comment

Public comment topics included:

Topics included:

- Annoyance with speed bump placement, noise and negative impacts on the community;
- A request to explore alternative traffic calming efforts including radar, fines and a public awareness initiative;
- A request to inventory which Vail Valley communities allow short term rentals;
- Disappointment in the strategic planning presentation held at the annual meeting and the limited marketing direction contained therein;
- Discussion about a potential shuttle service for the 2019/2020 ski season,
- A community member request to join the fly fishing committee;
- Verification that the dead trees are being removed at the Divide gate;
- A request to explore sustainability efforts for Cordillera (i.e., electric bikes); and

- Gratitude for dead tree removal and appreciation for those who participated in the Eagle River clean up.

Joint Agenda Items for Boards Discussion and Direction

Management Team Report

- Introduction of Jill Conley, communications manager.
- Cliff Simonton, community planner, is doing due diligence researching similar communities to start the task of updating the DRB guidelines.
- Staff will contact the Club at Cordillera to inquire about including regular updates in the board packet.
- About 20 percent of all bicycles that have registered with Cordillera are property owners.
- Thanks to staff for planning and hosting the community summer events.

Quarterly Financials and End-of-Year Projections

CMD's general operating fund is projected to end 2019 with a positive net revenue of \$118,537 versus a budgeted amount of \$142,639, due primarily to the loss of the CVC security contract in late 2018. Property tax revenue in both the CMD & CMMD debt service funds will satisfy all debt service obligations in 2019 with a positive impact to the respective fund balances.

CPOA's operating fund is projected to end 2019 with a net deficit of <\$11K> versus a budgeted 2019 net deficit of <\$217K>. Total operating expenses are projected to be less than budgeted in part due to operational efficiencies projected at the Vail Gondola Club, the Athletic Center, the Trailhead and administrative expenses.

In the Reserve Fund, the 2019 RETA revenues are projected to be at \$1,500,000 (bolstered by the sale of a \$15M home).

- CPOA Board directed staff to accrue on a quarterly basis the revenue from Troon related to management of the Short Course.

2020 Budget

Preliminary 2020 budgets were provided for CMD and CPOA discussion. Further revisions will be made to the 2020 budgets leading up to the November 8 budget hearing.

CMD general operating fund revenues are budgeted at \$6,790,184 – a 3.42% increase over the 2019 budget. General fund revenues consist of property tax revenue, budgeted at a 5.5% increase (\$4,420,622), administrative fees from the CPOA/CMD service agreement, and other miscellaneous revenues. Total general fund expenditures for 2020 are budgeted at \$5,320,208 – a 1.9% increase. The capital fund total expenditures were preliminarily budgeted at \$1,227,745 – a 1.9 percent decrease from the 2019 amount of \$1,251,500, but the CMD Board directed staff to allocate \$1,450,000 (instead of \$1,200,000) to the capital fund, pursuant to recommendations in the 2019 Reserve Study.

CPOA discussed and made modifications to the 2020 draft budget, reviewed the 2019 Reserve Study and discussed a short course parking lot.

CPOA Board directed staff to:

- Actively manage legal counsel time and engage counsel only when directed by the board on a project/topical basis.
- Identify the administrative staff included in the service agreement.

CMD and CPOA Boards jointly directed staff to:

- Further research both in-house and outsourced ski shuttle options (e.g., insurance, fees, schedule).
- Develop an in-house marketing and advertising plan for implementation by the new communications manager.

Planning

During the annual meeting on August 28, Chris Fair of [Resonance Consultancy](#) provided a strategic planning update. The presentation [slide deck](#) and [video](#) are available for viewing on the homepage of [cordilleraliving.com](#).

The boards discussed Resonance’s three development scenarios and potential variations. After discussion, they decided to postpone a new survey at this time. Rather than conduct a survey with a rating scale that emphasizes new amenities – without associated costs –and does not accurately reflect the multitude of opportunities for existing facilities, the boards committed to using other means to ensure meaningful engagement from property owners.

The boards discussed the need for a near-term decision on the future of the Trailhead pool – whether to continue with expensive and mounting repair costs or to relocate and develop a new modern, cost-effective pool facility. Various locations were discussed, with the athletic center identified as the most favored on a preliminary basis. No decisions were made. The planning discussion will continue at a special meeting, scheduled for October 4 at 9 a.m. at the Administration Building, 408 Carterville Road.

CMD Adjournment

CMD Board of Directors
Director Van Deusen moved to adjourn the Special Meeting of the Cordillera Metro District at 2:25 p.m. Seconded by Director George. Upon motion duly made and seconded, the Board adjourned the Special Meeting of the Cordillera District.

CPOA Adjournment

CPOA Board of Directors

Director More moved to adjourn the Special Meeting of the Cordillera Property Owners Association at 2:25 p.m. Seconded by Director Irion.

Upon motion duly made and seconded, the Board adjourned the Special Meeting of the Cordillera Property Owners Association.
