



# MINUTES

APPROVED

## Cordillera Metro District Cordillera Property Owners Association

### Special Meeting

May 28, 2020

Due to the Governor Polis' declaration of a state of emergency resulting from the COVID-19 pandemic, the meeting was held by video conference.

### In Attendance

CMD Board of Directors-via webinar	CPOA Board of Directors-via webinar
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)
Dan Roberts (Term to 2023)	Jerri More, Secretary (Term to 2020)
John Van Deusen, Assistant Treasurer/Assistant Secretary (Term to 2023)	Cynthia Lenac, Assistant Treasurer/Assistant Secretary (Term to 2022)

### Others Present via Webinar:

Rachel Oys, general manager; Alan Pogue, legal counsel; Trevor Broersma, operations director; Tracy Stowell, office manager; Barry Smith, public safety director; Joe Helminski, recreation director; Heather Hower, communications manager; Aubrey Lewis, assistant recreation manager; Ron Hoppner, information technology administrator; Fernanda Bazani, human resource manager, Claudia Wells, finance manager, Cliff Simonton, community planning manager, Cynthia Aguilar, administrative assistant, and members of the public: Anne Roberts, Bill Farley, Bill Stephenson, Bob Donovan, Susan Carlyle, Carolyn Donovan, Catherine Gassman, Charlene Koegel, Charles Hays, Chris Cumming, , Corbett Whitton, Danny Ponce, David Pennock, Dennis Moran, Grant McCracken, Hal McCartney, Harry Gutman, Charles Jackson, Jane Roberts, Jane Tudor, Jay Tobin, Jeff Blattner, Jennifer Hays, Jim Landis, Joel Kaye, John Moorman, Cyndie Schmeiser, Annette Irion, Betsy Meyers, Brian Derksen, Brooke Ferris, Byron Craig, Carey Bertsch, Carol Curtis, Carolyn Moorman, Dee Tobin, Elisabeth Reed, Janice Suczewski, Karen Steele, Kenneth Henley, Lainie Edinburg, Linda Hoyt, Lois Bruce, Lolly Becker, Clay Becker, Martin Sosland, Melissa Murphy, Michael Dowling, Mike Autera, Mike Ellis, Mo Stiner, Nukhet Saxby, Nan Howlett, Nancy Boyce, Nancy Miller, Nina O'Kelley, Pam Horan-Kates, Pat Reilly, Ray Guy, Richard Saxby, Robin Bertsch, Roger Bourland, Roseann Coyner, Russ Schmeiser, John Seltzer, Shaun O'Connor, Stanley Kon, Steve Houk, Steven Wellins, Ted Eubank, Terry Boyle, Thomas Moore, Tom Thomas, Traci O'Connor, Vincent Leone, Judy McBride

### 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 1:38 p.m.	Director Grier called to order the Special Meeting of the Cordillera Property Owners Association at 1:39 p.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 May 28, 2020, Special Meeting Agenda. Seconded by Director Roberts. Upon motion duly made and seconded, the board approved the May 28, 2020, Special Meeting Agenda.	Director Irion moved to approve the May 28, 2020, Special Meeting Agenda. Seconded by Director More. Upon motion duly made and seconded, the board approved the May 28, 2020, Special Meeting Agenda as amended with Director Lenac's addition of Resolution 6.

## Approval of Meeting Minutes

CMD Board of Directors	CPOA Board of Directors
Director Foley moved to approve the April 17 and 24, 2020, Meeting Minutes seconded by Director Van Deusen. Upon motion duly made and seconded, the board approved the April 17 and 24, 2020 Meeting Minutes.	Director Irion moved to approve the April 17 and 24, 2020, Meeting Minutes. Seconded by Director More. Upon motion duly made and seconded, the board approved the April 17 and 24, 2020 Meeting Minutes.

## Work Session

Director Grier explained the planning process to date and presented a preliminary concept for an approximate \$7.4 million remodel/expansion at the Athletic Center at Cordillera (ACC) and construction of an outdoor pool at the ACC site. The presentation described additional phases to be considered in the future including but not limited to repair/replacement of the existing tennis facilities, indoor pickleball, additional parking, etc. Director Grier presented Frequently Asked Questions, schematics and 3D exterior views of the facility.

## Public Comment

Public comments were received regarding the athletic center/pool proposal, in support and against the project concept, location of the outdoor pool, renovation prospect of the Trailhead pool, COVID-19 and the effects on the economy, funding of the project, CPOA/CMD finances, home and property values, RETA forecasts, architects and subcontractors interviewed, competitive bids, savings anticipated after current bonds are paid off, year-round usage of amenities, community vote, appointment of committee, master planning, and working with CMD in this process.

## Board Discussion

All board members shared their opinions regarding the concept as presented, including options for the location of the pool. Discussion amongst board members occurred regarding master planning the entire community, then narrowing the focus to the nine-acre ACC site and Trailhead site. The CPOA board agreed that Director Grier and Director Haynes would meet with TAB Associates and RA Nelson to discuss the master planning work that has already been completed in reference to this project and potential next steps.

*CPOA Motion: Director Grier moved to approve Resolution 2. CPOA shall consider and vote to proceed to the next stage of Athletic Center/Pool Renovation ("Project") planning. The next stage shall include: 1. Finalizing the detailed design elements for the Project, including, but not limited to, the current "concept only" pool, patio, landscape, and parking elements. 2. Defining the total cost and budget for the Project; 3. Development of a Financing and Funding Plan; 4. Development of a Project phasing plan in concert with the Funding Plan; 5. Development of "Open Book" Construction Contract templates that support the Funding Plan, Phasing Plan and Project Design; 6. Upon completion of tasks 1-5 above, each completed task (stage) will be presented to the full Board for consideration, modification, approval and vote. 7. The CPOA President shall appoint Board members or qualified community residents to assist in developing and finalizing each of the stages/tasks 1-5 above. Seconded by Director More. The motion passed 3-2 with Irion, Grier and More voting in favor, and Lenac and Haynes voting against.*

*CPOA Motion: Director Lenac moved to approve Resolution 3. Postpone any further action on the current project for 90 days to allow us to determine the effects the COVID-19 crisis will have on the Cordillera economy and to allow the entire community the opportunity to meaningfully participate in the future planning of the Community. Seconded by Director Haynes.*

*The motion failed 2-3 with Lenac and Haynes voting in favor, and Irion, Grier and More voting against.*

*CPOA Motion: Director Lenac moved to approve Resolution 4. Director Haynes, in conjunction with Cordillera Management and Staff, shall be authorized to develop and design a "Second Option" for the ACC as well as a fully comprehensive Master Plan for the Community in line with Resonance Option #2. Seconded by Director Haynes.*

*The motion failed 2-3 with Lenac and Haynes voting in favor, and Irion, Grier and More voting against.*

*CPOA Motion: Director Lenac moved to approve Resolution 6 (as introduced at the meeting). That if Resolutions 3 through 5 fail, prior to executing any final contract regarding the ACC, the final plans be on display at Metro District for 30 days for the community to view, along with a detailed information package, containing final plans, timing of future phases, pricing, method of financing and net economic cost per property owner, be circulated to the community.*

*Thereafter, there shall be a community-wide vote to approve or reject the plan. Seconded by Director Haynes. The motion failed 2-3 with Lenac and Haynes voting in favor, and Irion, Grier and More voting against.*

---

### **CPOA Agenda Items for Board Discussion and Direction**

---

Design Review Board agenda items included the appointment of alternate board members and to vacate lot lines on the Ahlstrand property were approved.

*CPOA Motion: Director More moved to approve the appointment of A. Davis and J. Suleman as alternate board members as Design Review Board. Seconded by Director Irion. The motion was approved.*

*CPOA Motion: Director More moved to approve to vacate lot lines at filing 35, lots 1, 2 and 3. The Design Review Board unanimously approved combining the properties on April 14, 2020. Seconded by Director Irion. The motion was approved.*

---

### **CMD Agenda Items for Board Discussion and Direction**

---

General Manager Oys requested Board approval to extend the Local Disaster Declaration to not expire until such time it is terminated by the Board of Directors.

*CMD Motion: Director Bentley moved to approve the extension of the Local Disaster Declaration. Seconded by Director McGuire. The motion was approved.*

---

### **CPOA and CMD Agenda Items for Board Discussion and Direction**

---

Items that were tabled until a Special Board Meeting date is set in June include:

- Committee updates and new business
- CMD officer election
- COVID-19 response update
- Traffic calming

---

### **CMD Adjournment**

---

#### **CMD Board of Directors**

Director McGuire moved to table the rest of agenda and adjourn the Special Meeting of the Cordillera Metro District at 6:23 p.m. Seconded by Director Bentley. Upon motion duly made and seconded, the board adjourned the Special Meeting of the Cordillera District.

## **CPOA Adjournment**

<b>CPOA Board of Directors</b>
--------------------------------

Director More moved to adjourn the Special Meeting of the Cordillera Property Owners Association at 6:23 p.m. Seconded by Director Irion. Upon motion duly made and seconded, the board adjourned the Special Meeting of the Cordillera Property Owners Association.
--

---