



MEETING MINUTES

REGULAR BOARD MEETING

DATE: Friday, February 9, 2024
TIME: 9:00 AM
LOCATION: 408 Carterville Road, Edwards, CO, and video conference

ATTENDANCE

Board members present in person: Cheryl Foley, President; Richard Saxby, Treasurer; Harry Jasper, Secretary; Ellen Alexander, Assistant Secretary/Assistant Treasurer

Board members present via video conference: Terry Boyle, Vice President

Others present in person: Trevor Broersma, CMD General Manager; Paula Kurtz, CMD HR and Finance Administrator; Ellen Mitchell

Others present via video conference: Alan Pogue, CMD Legal Counsel; Margaret Henderson of CliftonLarsonAllen; Traci Macnamara McCoy, CMD Communications Manager; Mike Autera, Lois Bruce, Lainie Edinburg, Steve Houk, Chuck Jackson, Bobby Murphy, Gregory Murphy, Melissa Murphy, Jerry Nichols, Nukhet Saxby, Sam Youngwirth

CALL TO ORDER / DECLARATION OF QUORUM

Director Foley called the meeting to order at 9:00 a.m., noting a quorum was present.

ADEQUATE NOTICE / CONFLICT DISCLOSURE

Board members acknowledged receiving notice of the meeting no less than 24 hours in advance. No disclosures or conflicts with items on the agenda were cited.

APPROVAL OF AGENDA

Director Saxby moved to approve the agenda for February 9, 2024. Director Jasper seconded the motion; all approved. Director Saxby made a motion to approve the consent agenda, seconded by Director Jasper. The consent agenda consisted only of the December 8, 2023, regular board meeting minutes. All approved, motion passed unanimously.

DISCUSSION ITEMS

FINANCIAL UPDATE

Treasurer Richard Saxby gave a year-end 2023 financial report, highlighting:

- Combined General Fund and Capital Fund projected 2023 budget deficit was \$362,133 lower than expected due mainly to higher interest and Service Agreement revenues and approximately \$92,000 lower expenditures.
- Cordillera Equestrian Center operations showed higher revenues and a record low deficit of only \$22,000 due primarily to the addition of eight weeklong summer Horse Camps and year-round riding lessons to the equestrian program in 2023.
- We have simplified our financial statements by eliminating four funds and have made our operations more transparent through detailed department-wide cost allocations.

- CPOA is contributing to our financial health in 2024 by assuming responsibility for flower maintenance, funding some of the community's wildfire mitigation costs, and paying for designated services from CMD through a yearly Service Agreement.
- We are working with Eagle Valley Wildland on new large-scale fire mitigation programs in 2024.
- We will save more than \$90,000 in 2024 compared to 2023 by contracting with a new health care provider.
- We have dramatically improved our safety record, resulting in cost savings for our Workers' Comp program.
- We have shored up our authority to provide Public Safety services and are working on initiatives to optimize our Public Safety operations.

WILDLIFE MITIGATION FUND AMENDMENT

General Manager Trevor Broersma explained that a budget amendment regarding the Wildlife Mitigation Fund was necessary to make a technical (non-substantive) change, and the Board approved the amendment.

2023 AUDIT RATIFICATION

The Board ratified hiring Wipfli as auditor for the 2023 financial year.

MANAGEMENT TEAM UPDATE

Broersma gave the management report, noting in particular the new availability of governance documents dating back to 2016 on our website, current organization charts, discussions about an additional cellphone tower, and fire mitigation results. He welcomed new Community Operations Manager, Clay Vansteel. The [report and current organization charts are available here](#) in the February 9, 2024, Board meeting packet.

PUBLIC SAFETY / GATE ACCESS SOFTWARE (DWELLING)

Broersma presented and proposed adopting a new gate access software system called Dwelling that will streamline Public Safety operations and provide: (i) greater control by residents regarding who enters the community and when, (ii) robust emergency communications capability, and (iii) overall increased security in response to the insurgence of building in our community since 2020. We are developing a communication and education program and expect the software launch to begin in the next couple of months. The [Dwelling presentation is available here](#) in the February 9, 2024, Board meeting packet.

PUBLIC COMMENT

Public comments were received regarding 2024 tax calculations. A homeowner asked the Board to explain why the CMD tax increased by about 15% on the 2024 tax bill received from Eagle County. Treasurer Saxby answered the question by explaining that CMD can only increase taxes year over year by 5.5% max. For 2024, however, the tax is about 15% greater than 2023 because a one-time negative mill levy, which was applied in 2023 to refund CMD's bond fund surplus to property owners and lowered property owners' taxes in 2023, was removed for 2024. The negative mill rate levy was about 9% for an average property. Removing this negative mill rate levy means that the CMD tax increase for 2024 appears to be about 14.5%.

Public comments were also received on water issues discussed at the last Board meeting by ERWSD and how the new Dwelling software would be applied to the Club and All Points North. After taking public comments, the Board agreed that installation of the Dwelling software should proceed as proposed.

ADJOURNMENT

With no further business before the Board, the meeting was adjourned at 1:39 p.m. with a motion by Director Saxby, seconded by Director Jasper.