



# MEETING MINUTES

## REGULAR BOARD MEETING

DATE: Friday, February 14, 2025  
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; Terry Boyle, Vice President

**Board members present via video conference:** Harry Jasper, Secretary; Ellen Alexander, Assistant Secretary/Assistant Treasurer

**Others present in person:** Trevor Broersma, CMD General Manager; Paula Kurtz, CMD HR and Finance Administrator; Nathon Goff, CMD Public Safety Manager

**Others present via video conference:** Alan Pogue, CMD Legal Counsel; Margaret Henderson of CliftonLarsonAllen; Nancy Mires, CMD Community Relations Specialist; Mike Autera, Norbert Becker, Lainie Edinburg, Charles Jackson, Greg Murphy, Melissa Murphy, Hiren Patel, Mike (Unknown Last)

### CALL TO ORDER / DECLARATION OF QUORUM

Director Foley called the meeting to order at 9:00 AM, 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 made a motion to approve the agenda for February 14, 2025, regular board meeting. Director Boyle seconded the motion; all approved.

### APPROVAL OF CONSENT AGENDA

Director Foley called for a motion to approve the consent agenda as listed, with the exception of the 2024 Budget Amendment, which will be considered at a future Board meeting. Director Boyle made a motion to approve the consent agenda with this exception, and Director Saxby seconded. The Board approved the remaining two consent agenda items, which included the December 13, 2024, Board Meeting Minutes and the CPOA Land Lease and Density Transfer.

### DISCUSSION ITEMS

#### FINANCIAL UPDATE

Treasurer Richard Saxby provided a 2024 year-end financial report, noting the following figures, which are rounded to the nearest thousand:

2024 combined **revenue** from the General Fund (GF) and Capital Fund (CF) was higher than budgeted by **\$318,000** due in large part to higher interest rates and transponder sales (GF revenue \$234,000 above budget) and to higher water tap fees and equipment sales (CF revenue \$84,000 above budget).

2024 combined **expenses** from GF and CF were higher than budgeted by a net **\$171,000** due to mid-year decisions to add an additional \$195,000 investment in wildfire mitigation and public safety technology (CF) that was offset at year-end by \$24,000 in savings from operations expenses (GF).

CMD finished 2024 with a combined GF and CF surplus of \$84,000 in the 2024 budget versus an originally budgeted deficit of \$61,000. This improvement of \$145,000 resulted from 2024 revenue being \$318,000 greater than forecast and expenses being \$172,000 greater than forecast.

Long-term capital reserve study shows that our capital reserve funding is slightly ahead of schedule. The goal is to maintain a reserve that is 50% of annual expenditures.

### **2024 AUDIT RATIFICATION**

HR and Finance Administrator Paula Kurtz asked the Board to ratify hiring Wipfli as auditor for the 2024 financial year. Director Saxby motioned to approve, seconded by Director Boyle. Following discussion and questions regarding the audit engagement letter included in the Board packet, the Board unanimously voted to ratify the hiring of Wipfli as the auditor for the 2024 financial year.

### **MANAGEMENT TEAM UPDATE**

General Manager Trevor Broersma gave the management team update. He reported that the Equestrian Center open house was well attended and that we are working to bring a new equine therapy program into Cordillera. Community Operations is busy with snowplowing and training three new employees. Admin is working with Public Safety to remove outdated information from CMD's transponder database.

Broersma also noted that mountain lions have been particularly active in the Divide this winter. He explained that Public Safety helps remove carcasses from private property when possible and will advise homeowners of options for removal when it is outside the scope of their ability or resources. However, removal of an animal carcass from private property is ultimately the owner's responsibility. With respect to the mountain lions themselves, only Colorado Parks and Wildlife can deal with overpopulation. Residents are advised to remain aware of wildlife when outdoors in Cordillera's neighborhoods and on trails.

Public Safety Manager Nathan Goff reported that staffed gate hours are now 7:00 AM to 11:00 PM and that he is in the process of reorganizing his staff and exploring new models for Public Safety patrols that could boost the efficiency of both random patrols and patrols that respond to incident calls. Public Safety agents remain available 24/7, and anyone arriving at the gates during unstaffed hours can press a call button to reach an agent for assistance.

### **DIVIDE GATEHOUSE PROJECT OVERVIEW**

Broersma gave a detailed presentation of the planned repair and renovation of the Divide gatehouse to include its electric, irrigation, IT infrastructure, retaining walls, signage, and landscaping. The [project overview may be viewed online here](#) or in person at the CMD Admin building, 408 Carterville Road. He noted that he has been receiving positive public comment since posting the plans on the website, and he encouraged additional feedback through the end of the month.

### **APRIL CMD-CPOA JOINT MEETING**

Broersma announced that CPOA and CMD will host a joint meeting in association with Eagle Valley Wildland (EVW) on Wednesday, April 16, to discuss all aspects of the 2025 wildfire season, including the roles and mitigation plans of each entity. EVW will provide insight from its experience with the Los Angeles wildfires, highlighting similarities to and differences from Cordillera. The Boards hope for an open and robust discussion. We invite all to bring their questions and concerns to the meeting.

### **PUBLIC COMMENTS:**

Mixed comments were received in response to the Divide gatehouse project presentation during the Public Comment session of the meeting, with one commenter requesting a more traditional European look and another in favor of the more modern style of the current renderings.

### **ADJOURNMENT**

With no further business before the Board, the meeting was adjourned at 10:32 a.m. with a motion by Director Boyle, seconded by Director Saxby and all in favor.