



# MEETING MINUTES

## REGULAR BOARD MEETING

DATE: Friday, June 13, 2025  
TIME: 9:00 AM  
LOCATION: 408 Carterville Road, Edwards, CO, and video conference

### ATTENDANCE

**Board members present in person:** Richard Saxby, President; Terrence Boyle, Vice President; Hiren Patel, Treasurer

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

**Others present in person:** Trevor Broersma, CMD General Manager; Paula Kurtz, CMD HR and Finance Administrator; Traci Macnamara McCoy, CMD Communications Manager; Sue Becker, Norb Becker, Debbie Brady

**Others present via video conference:** Alan Pogue, CMD Legal Counsel; Mike Autera; Erica Bush; Brooke Ferris; Cheryl Foley; Jerry Nichols; Nukhet Saxby;

### CALL TO ORDER / DECLARATION OF QUORUM

Director Saxby 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 Patel made a motion to approve the agenda for the June 13, 2025, regular board meeting. Director Jasper seconded the motion; all approved.

### APPROVAL OF CONSENT AGENDA

Director Patel made a motion to approve the consent agenda, seconded by Director Jasper. The Board approved the consent agenda, which included the April 11 and April 16, 2025, board meeting minutes.

### CMD ELECTION OF BOARD OFFICERS

Alan Pogue, CMD Legal Counsel, introduces the election of officer positions for CMD Board Officers. After discussion, Board members elected the following slate of officers: Richard Saxby, President; Terrence Boyle, Vice President; Hiren Patel, Treasurer; Harry Jasper, Secretary; Ellen Alexander, Assistant Secretary/Treasurer.

## **DISCUSSION ITEMS**

### **FINANCIAL UPDATE**

Richard Saxby reported on CMD finances as of the end of April. He noted that Operating Fund revenues were about 4% below budget and expenses were about 4% below budget. Given that results represent only 4 months into the year, we expect to see improvements and be on budget shortly. With regard to the Capital Fund, Saxby noted that we are essentially on budget. Saxby also explained that long-term capital planning needs to balance slow but steadily rising tax revenues with periodic spikes in annual capital expenditure (capex) requirements. Our financial model shows that to meet capex spikes from a cash flow standpoint, it is important for CMD to maintain a reserve that is, on average, 50% of our yearly annual expenditures.

### **CONSIDER APPROVAL OF 2024 AUDIT**

Finance Administrator Paula Kurtz asked for approval of the 2024 audit, provided no material differences or deficiencies are found by the auditor between the current draft and final version. She explained that both she and our finance team at CLA have already reviewed and approved the draft, and we do not anticipate that Wipfli, our auditor, would identify any material differences or deficiencies. She noted that the audit must be filed by the end of July, prior to the next CMD Board meeting in August. The Board approved the draft 2024 audit, with the caveat that any material differences or deficiencies would have to come back for Board consideration and approval before filing.

### **MANAGEMENT TEAM UPDATE**

Communications Manager Traci Macnamara McCoy gave the management team update, highlighting particularly:

- CMD, CPOA, and Eagle Valley Wildland (EVW) are coordinating Cordillera's wildfire mitigation program this summer.
- CPOA, with the aid of EVW personnel, will be conducting residential property mitigation assessments in the Summit and Territories, and will be circulating information in multiple formats to ensure that all residents are aware of how they can effectively participate in the mitigation program.
- CMD will work with contractors to coordinate extensive drone weed spraying and helicopter log removal over public property areas.
- CMD will be conducting its capex road program in August this year.

### **DISCUSSION REGARDING MISTREATMENT OF STAFF AT GATES**

Management presented for Board discussion a problem with some residents and contractors who have resisted long-standing access restrictions into the community, particularly on no-work holidays (of which there are 6 annually). Unfortunately, there have been several incidents of mistreatment of gatehouse staff, who are simply doing their job by enforcing our policy to restrict contract work on Sundays and no-work holidays. The directors supported the no-work holidays. They strongly agreed that mistreatment of staff was unacceptable, and they encouraged management to take steps to protect our employees and enforce our access policies.

## **PUBLIC COMMENTS**

Director Saxby opened the session for public comments and questions on any matters, and no comments or questions were received.

## **ADJOURNMENT**

With no further business before the Board, Director Boyle moved to adjourn the meeting at 10:14 AM; Patel seconded, and all approved.