

**AGENDA FOR REGULAR CMD AND CPOA BOARD MEETINGS**  
**Friday, July 15, 2016**

**NOTICE IS HEREBY GIVEN** that the Regular Meeting of the Boards of Directors of Cordillera Property Owners Association and Regular Meeting of the Cordillera Metropolitan District, Eagle County, Colorado will be held at the Administration Building, 0408 Carterville Road, Edwards, Eagle County, Colorado on Friday, July 15, 2016. The meeting will be held for the following agenda and other matters that may come before the Boards.

**CORDILLERA METROPOLITAN DISTRICT**

Robert Egan, President, Term to May 2018  
Judith G. McBride, Treasurer, Term to May 2018  
David Bentley, Vice President, Term to May 2018  
David Davies, Secretary, Term to May 2020  
Kitty George, Assistant Treasurer/Assistant Secretary, Term to May 2020

**CORDILLERA PROPERTY OWNERS ASSOCIATION**

Ed Shriner, President, Term to August 2016  
Rand Garbacz, Vice President/Assistant Secretary, Term to August 2016  
Nanette Kuich, Treasurer, Term to August 2017  
Lois Bruce, Secretary, Term to August 2017  
Rick Smith, Assistant Treasurer/Assistant Secretary, Term to August 2018

**8:30 – 8:40 OPEN CPOA MEETING – Mr. Ed Shriner (CPOA President)**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Approval of Consent Agenda Items
  - a. Ratification of May and June 2016 Payables ..... **Page 3**
5. Approval of 20 May Regular Meeting Minutes ..... **Page 16**
6. Approval of 31 May Special Meeting Minutes ..... **Page 20**
7. Approval of 29 June Special Meeting Minutes ..... **Page 23**
8. Approval of 30 June Special Meeting Minutes ..... **Page 25**
9. Approval of 12 July Special Meeting Minutes

**8:40 – 8:50 OPEN CMD MEETING – Mr. Bob Egan (CMD President)**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Approval of Consent Agenda Items
  - a. Ratification of May and June 2016 Payables ..... **Page 29**
5. Approval of 20 May Regular Meeting Minutes ..... **Page 50**
6. Approval of 31 May Special Meeting Minutes ..... **Page 54**
7. Approval of 29 June Special Meeting Minutes ..... **Page 57**
8. Approval of 30 June Special Meeting Minutes ..... **Page 59**
9. Approval of 12 July Special Meeting Minutes

**8:50 – 9:20 Public Input on Non-Agenda Items**

**9:20 – 9:45 CPOA Announcements/Updates/Action Items – Mr. Ed Shriner**

1. Financial Statements and RETA Reports – Jon Erickson..... **Page 63**
2. Working Capital – Rachel Oys and Jon Erickson

**9:45 – 10:00 CMD Announcements/Updates/Action Items – Mr. Bob Egan**

1. Financial Statements – Jon Erickson ..... **Page 76**
2. Traffic Study – Kari Schroeder and Rachel Oys ..... **Page 85**

**10:00 – 1:00 Administrative/Legal Updates**

- 1. Administrative Updates
  - a. Management Team Report – Rachel Oys ..... **Page 147**
  - b. Organizational Alignment and Strategic Priorities
- 2. Legal Updates

**1:00 ADJOURNMENT**

**NEXT MEETING – Monday, August 22, 2016 at 4:00 p.m.  
Regular meetings are the 3<sup>rd</sup> Friday of each month at 8:30 a.m.**

## **CPOA Consent Agenda Items**

### **Commentary on Specific Items**

#### Check Register

- Check number 6626 to Holy Cross Energy was voided. The check was lost in the mail and payment was included with another check to Holy Cross Energy.
- Check number 6812 to Source Gas was voided. The check was lost in the mail and payment was made with check number 6874.
- Check number 6877 was for legal fees related to the Red Draw Ranch land use application. Expense was split between CMD and CPOA.
- Check number 6894 was for DRB administration for March. Check number 6914 was for DRB administration for April.
- Check number 6928 to CDHS, BIU, Records & Reports was voided. The State of Colorado changed the amount for background checks for camp counselors. The check was replaced with check number 6948.

#### Transfers

- No Comments

#### Credit Card Statements

- No Comments

## AP Check Register (Current by Bank)

11:30:29 AM

Check Dates: 5/1/2016 to 5/31/2016

Check No.	Date	Vendor ID	Payee Name	Amount	Description
6626	05/31/16	HOLYCR	Holy Cross Energy	(\$68.14)	Voided Check - Lost in Mail
* 6812	05/02/16	SOUGAS	Source Gas	(\$3,450.85)	Voided Check - Lost in Mail
* 6874	05/02/16	SOUGAS	Source Gas	\$3,450.85	Gas - Check Reissued
6875	05/05/16	ACCPUR	Accent Purchasing Solutions	\$539.21	Guest Labels - VGC
6876	05/05/16	AMELEA	Sin City Investment Group, Inc	\$450.00	Leak Detection - TH Pool
6877	05/05/16	BORRUT	Ruth O. Borne	\$3,010.00	Legal Fees - Land Use
6878	05/05/16	CENLIN	Century Link	\$1,134.74	Telephone - ACC, TH, Café, Short Course, Sales Ctr
6879	05/05/16	CODELA	Colorado Department of Labor	\$285.00	Boiler Inspection - ACC
6880	05/05/16	COLPOO	Colorado Pool & Spa Scapes	\$154.11	Seal Kit, Chemicals
6881	05/05/16	CONJIL	Jill Conley	\$1,030.00	Reimbursement for Digital Signage Equipment
6882	05/05/16	EDWARD	Edwards Building Center	\$43.30	Concrete, Lumber, Marking Tape, Paint
6883	05/05/16	FITTEC	FitnessTech	\$411.24	Equipment Maintenance
6884	05/05/16	HOLYCR	Holy Cross Energy	\$3,838.43	Electricity - TH, VGC, ACC, Café
6885	05/05/16	N2PUBL	Neighborhood Networks Publishi	\$449.00	Cordillera Spirit - July
6886	05/05/16	PETGRE	Gregory Scott Peterson	\$25.00	Fitness Class Instruction
6887	05/05/16	POSTMA	Postmaster	\$541.85	Stamp Sales
6888	05/05/16	RECGL0	ReComm Global LLC	\$3,500.00	PR
6889	05/05/16	RIVSUS	Susan Rivera	\$300.00	Refund Overpayment
6890	05/05/16	VICMAR	Victor Mark Donaldson Arch	\$25,551.80	Architect & Design Fees - ACC
6891	05/05/16	WESLLA	Eagle Laundry, LLC	\$936.04	Laundry Service - Towels
6892	05/05/16	COMCAS	Comcast	\$365.10	Cable - ACC
6893	05/05/16	COMCAS	Comcast	\$167.51	Cable & Internet - Café
6894	05/09/16	PURDES	Millie Aldrich	\$3,883.56	DRB Administration
6895	05/19/16	ANBBAN	ANB Bank	\$106,525.00	Short Course Funding - 3rd Installment
6896	05/19/16	COLMON	Colorado Moutain News Media	\$215.27	Newspaper Ads
6897	05/19/16	COLPOO	Colorado Pool & Spa Scapes	\$62.78	O-Zone Chamber, Bulb, PVC, Gasket
6898	05/19/16	DODBEN	Benjamin Dodd	\$104.17	Mileage
6899	05/19/16	EAGRIW	Eagle River Water & Sanitation	\$1,946.84	Water - ACC, Café, Sales Center, TH
6900	05/19/16	EDWARD	Edwards Building Center	\$54.32	Foam
6901	05/19/16	FLYFIS	Fly Fishing Outfitters Inc.	\$4,944.00	River Parcel & Pond Management
6902	05/19/16	GOUDEV	Goulding Development Advisors	\$3,200.00	Preconstruction Services
6903	05/19/16	GRAJUN	Grand Junction Pipe & Supply	\$48.57	PVC
6904	05/19/16	HELJOE	Joe Helminski	\$60.00	Fingerprint Cards - TH
6905	05/19/16	HOLYCR	Holy Cross Energy	\$122.12	Electricity - Sales Center
6906	05/19/16	HOMSLI	Steve Franklin	\$2,000.00	Deposit - HomeSlice Band
6907	05/19/16	ICESEA	Icenogle, Seaver, Pogue P.C.	\$463.00	Legal Fees
6908	05/19/16	INTCOA	Intermountain Coach Leasing IN	\$2,672.21	Leased Van - Camp
6909	05/19/16	MIKMAI	Michael Barron	\$12,394.80	Crack & Concrete Work - TH
6910	05/19/16	MYRINT	Myriad Interactive LLC	\$4,000.80	Website
6911	05/19/16	ORKIN	Orkin	\$246.75	Pest Control - TH, Café, Sales Center
6912	05/19/16	PETGRE	Gregory Scott Peterson	\$200.00	Fitness Class Instruction
6913	05/19/16	POSTMA	Postmaster	\$2,175.43	Stamp Sales
6914	05/19/16	PURDES	Millie Aldrich	\$3,426.78	DRB Administration
6915	05/19/16	REMONO	Remonov & Company Inc.	\$28,968.14	June Rent & CAM - VGC
6916	05/19/16	ROBEMI	Robertson Miller Terrell	\$1,237.20	DRB Reviews
6917	05/19/16	ROMOCU	Rocky Mountain Custom Landscap	\$3,019.68	Landscaping
6918	05/19/16	RUGGSB	Ruggs Benedict, Inc.	\$4,591.80	Carpet Replacement - TH
6919	05/19/16	SOUGAS	Source Gas	\$2,750.88	Gas - Café, ACC, TH, Sales Center
6920	05/19/16	STRASS	Stuctural Associates Company	\$24,988.00	Preconstruction Services
6921	05/19/16	TOPNOT	Top Notch Log Works, Inc.	\$10,485.00	Staining & Repair - TH
6922	05/19/16	VAILHO	Vail Honeywagon	\$9,975.17	Dumpsters, Trash Program
6923	05/19/16	WESSLO	Western Slope Supplies, Inc.	\$179.18	Bottled Water - ACC
6924	05/19/16	COMCAS	Comcast	\$354.95	Cable & internet - VGC
6925	05/19/16	COMCAS	Comcast	\$135.50	Internet - ACC
6926	05/20/16	COMCAS	Comcast	\$145.50	Internet - Valley Club Web Cam
6927	05/20/16	COMCAS	Comcast	\$145.50	Internet - Mountain Course Web Cam
6928	05/20/16	CDHS	CDHS, BIU, Records & Reports	\$168.00	Background Checks - TH Staff
6929	05/31/16	HOLYCR	Holy Cross Energy	\$141.31	Electricity - Short Course
6930	05/31/16	MCMAAS	McMahan and Associates, P.C.	\$9,550.00	Audit
6931	05/31/16	MIKMAI	Michael Barron	\$1,185.00	Crack & Concrete Work - TH
6932	05/31/16	POSTMA	Postmaster	\$591.51	Stamp Sales
6933	05/31/16	TOPNOT	Top Notch Log Works, Inc.	\$2,669.23	Staining & Repair - TH
<b>BANK 10150 REGISTER TOTAL:</b>				<b>\$292,692.14</b>	
<b>GRAND TOTAL :</b>				<b>\$292,692.14</b>	



Cordillera Property Owners Association  
Transfers  
May 2016

Date	From Account	To Account	Amount	Description
5/4/2016	CPOA Operating	Bank of America	\$ 84.17	Pay Credit Card
5/4/2016	CPOA Operating	Bank of America	\$ 5,529.45	Pay Credit Card



JOE HELMINSKI

Cash Rewards

April 09, 2016 - May 08, 2016

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

**Payment Information**

New Balance Total ..... \$5,263.12  
**Minimum Payment Due ..... \$52.63**  
**Payment Due Date ..... 06/02/16**

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance:  
 \$19.00 for balance less than \$100.01  
 \$29.00 for balance less than \$1,000.01  
 \$39.00 for balance less than \$5,000.01  
 \$49.00 for balance greater than \$5,000.01

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.

**Account Summary**

Previous Balance ..... \$5,529.45  
 Payments and Other Credits ..... -\$5,529.45  
 Balance Transfer Activity ..... \$0.00  
 Cash Advance Activity ..... \$0.00  
 Purchases and Other Charges ..... \$5,263.12  
**Fees Charged ..... \$0.00**  
**Finance Charge ..... \$0.00**

New Balance Total ..... \$5,263.12  
 Credit Limit ..... \$20,000  
 Credit Available ..... \$14,736.88  
 Statement Closing Date ..... 05/08/16  
 Days in Billing Cycle ..... 30

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
05/03	05/02	BA ELECTRONIC PAYMENT	12373400000847000022012	- 5,529.45
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>- \$5,529.45</b>
<b>Purchases and Other Charges</b>				
04/11	04/08	AMAZON.COM AMZN.COM/BI AMZN.COM/BILLWA	55310206099083173343419	64.05
04/11	04/08	MICHIGAN STATE UNIVERS 08002809718 FL	55429506100027261074939	3,595.00
04/12	04/11	DTV*DIRECTV SERVICE 800-347-3288 CA	55432866102000658801579	73.98
04/14	04/13	TOWN OF VAIL PARK SALE 09704792124 CO	55547536104207333600107	75.00

April 09, 2016 - May 08, 2016

New Balance Total ..... \$5,263.12  
**Minimum Payment Due ..... \$52.63**  
**Payment Due Date ..... 06/02/16**

BUSINESS CARD  
 PO BOX 15796  
 WILMINGTON, DE 19886-5796

JOE HELMINSKI  
 CORDILLERA METROPOLITAN  
 408 CARTERVILLE RD  
 CORDILLERA, CO 81632-629308

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
 or make your payment online at  
 www.bankofamerica.com

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
04/14	04/13	COSTCO LIQUORS AT GYPS GYPSUM CO	05314616105500147598284	41.85
04/18	04/14	AGENTFIRE 8883212976 NY	55429506106894764425221	60.00
04/20	04/20	GOTPRINT.COM 818-252-3000 CA	55432866111000245963329	148.75
04/25	04/25	NY TIMES NATL SALES 800-698-4637 NY	55432866116000922320475	36.00
04/28	04/27	WM SUPERCENTER #1199 AVON CO	05436846119400046288691	56.48
05/03	05/02	NESPRESSO USA 888-637-7737 NY	55432866123000255411306	126.00
05/04	05/03	STAPLES DIRECT 800-3333330 MA	05410196124105022181447	102.01
05/06	05/05	ALWAYSMOUNTAINTIME GREENWOOD VILCO	85121786126980003183192	884.00
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$5,263.12</b>

**Finance Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	133.61	Monthly Bonus	2.04
Earned	43.79	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>179.44</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)



JAIME WALKER

Cash Rewards

April 09, 2016 - May 08, 2016

Cardholder Statement

Account Information:  
www.bankofamerica.com

Mail Billing Inquiries to:  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

Mail Payments to:  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

Customer Service:  
1.800.673.1044, 24 Hours

TTY Hearing Impaired:  
1.888.500.6267, 24 Hours

Outside the U.S.:  
1.509.353.6656, 24 Hours

For Lost or Stolen Card:  
1.800.673.1044, 24 Hours

Business Offers:  
www.bankofamerica.com/mybusinesscenter

Payment Information

New Balance Total ..... \$803.24  
Minimum Payment Due ..... **\$10.00**  
Payment Due Date ..... **06/02/16**

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance:  
\$19.00 for balance less than \$100.01  
\$29.00 for balance less than \$1,000.01  
\$39.00 for balance less than \$5,000.01  
\$49.00 for balance greater than \$5,000.01

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.

Account Summary

Previous Balance ..... \$0.00  
Payments and Other Credits ..... \$0.00  
Balance Transfer Activity ..... \$0.00  
Cash Advance Activity ..... \$0.00  
Purchases and Other Charges ..... \$803.24  
**Fees Charged ..... \$0.00**  
**Finance Charge ..... \$0.00**

New Balance Total ..... \$803.24  
Credit Limit ..... \$30,000  
Credit Available ..... \$29,196.76  
Statement Closing Date ..... 05/08/16  
Days in Billing Cycle ..... 30

Transactions

Posting Date	Transaction Date	Description	Reference Number	Amount
		<b>Purchases and Other Charges</b>		
05/02	04/28	SMARTSIGN2GO - ECOMMER 844-888-7446 WA	05314616120100233509104	398.24
05/05	05/04	CTC*CONSTANTCONTACT.C 855-2295506 MA	75418236125025784483443	405.00
		<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>		<b>\$803.24</b>

April 09, 2016 - May 08, 2016

New Balance Total ..... \$803.24  
Minimum Payment Due ..... **\$10.00**  
Payment Due Date ..... **06/02/16**

Enter payment amount

\$ [input fields]

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
or make your payment online at  
www.bankofamerica.com

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

JAIME WALKER  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

**Finance Charge Calculation**

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	<b>Annual Percentage Rate</b>	<b>Balance Subject to Interest Rate</b>	<b>Finance Charges by Transaction Type</b>
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

**Your business card now employs secure chip technology.**

Please see important information included in this statement about your new chip card and how it provides an extra layer of security when used at chip-enabled terminals. To learn more, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	0.00	Monthly Bonus	0.00
Earned	8.03	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>8.03</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)

# Our country is built on businesses like yours

In cities and towns across the country, we celebrate business owners like you during **National Small Business Week**, May 1–7. We're also here to support you week after week, year after year.

Take advantage of expert insight, insider tips and more in the Small Business Community at [bankofamerica.com/bizweek](http://bankofamerica.com/bizweek).



## AP Check Register (Current by Bank)

11:31:20 AM

Check Dates: 6/1/2016 to 6/30/2016

Check No.	Date	Vendor ID	Payee Name	Amount	Description
6928	06/09/16	CDHS	CDHS, BIU, Records & Reports	(\$168.00)	Void Check - Issued for Wrong Amount
* 6934	06/02/16	CENLIN	Century Link	\$654.59	Telephone Service - TH, ACC, Café, Sales Center
6935	06/02/16	CLEGRO	Stephen Chitton	\$1,815.00	Window Cleaning
6936	06/02/16	COLPOO	Colorado Pool & Spa Scapes	\$678.00	Salt, Tile
6937	06/02/16	COYKAT	Katie Coyne	\$180.00	Lifeguard Training
6938	06/02/16	EAGLOC	Eagle Lock & Key	\$154.23	Lock Service
6939	06/02/16	EDWARD	Edwards Building Center	\$207.76	Rebar, Concrete
6940	06/02/16	HOLYCR	Holy Cross Energy	\$2,804.22	Electricity - TH, VGC, Sales Center, ACC
6941	06/02/16	NAPGYP	PST Enterprises, Inc.	\$73.65	Fiber Glass Step
6942	06/02/16	PETGRE	Gregory Scott Peterson	\$60.00	Fitness Class Instruction
6943	06/02/16	ROMOCU	Rocky Mountain Custom Landscap	\$3,019.66	Landscaping
6944	06/02/16	TASTE5	CoCoBAR LLC	\$208.80	Food - Fly Fishing Event
6945	06/02/16	WESLLA	Eagle Laundry, LLC	\$831.22	Laundry - Towels
6946	06/02/16	COMCAS	Comcast	\$365.10	Cable - ACC
6947	06/02/16	COMCAS	Comcast	\$167.51	Cable & Internet - Café
6948	06/09/16	CDHS	CDHS, BIU, Records & Reports	\$140.00	Background Checks - TH Staff
6949	06/09/16	COLMON	Colorado Moutain News Media	\$693.65	Ads - Cordy Camp
6950	06/09/16	COLPOO	Colorado Pool & Spa Scapes	\$829.46	ACC & TH Pool Service
6951	06/09/16	COMCAS	Comcast	\$135.50	Internet - ACC
6952	06/09/16	FERENT	Ferguson Enterprises Inc	\$83.05	Mech Plug
6953	06/09/16	FITTEC	FitnessTech	\$316.16	Fitness Equipment Maintenance
6954	06/09/16	FLAFOR	Flash Forward LLC	\$600.00	Lightning Detection System
6955	06/09/16	FROPRE	Frontier Precision	\$1,264.96	Trimble - GPS for Healthy Forest
6956	06/09/16	GOUDEV	Goulding Development Advisors	\$3,200.00	Preconstruction Services
6957	06/09/16	HELJOE	Joe Helminski	\$60.00	Camp Health Inspection
6958	06/09/16	HOLYCR	Holy Cross Energy	\$445.89	Electricity - Café
6959	06/09/16	ICESEA	Icenogle, Seaver, Pogue P.C.	\$2,313.50	Legal Fees
6960	06/09/16	MOAWO	Mountain Water Works LLC	\$2,332.10	Irrigation Work
6961	06/09/16	ORKIN	Orkin	\$269.31	Pest Control
6962	06/09/16	OTCAHO	Orten, Cavanagh & Holmes, LLC	\$890.00	Legal Fees - CC&R
6963	06/09/16	POSTMA	Postmaster	\$833.00	Stamp Sales
6964	06/09/16	PURDES	Millie Aldrich	\$3,840.00	DRB Administration
6965	06/09/16	ROBEMI	Robertson Miller Terrell	\$1,058.40	DRB Reviews
6966	06/09/16	VAILHO	Vail Honeywagon	\$143.17	Dumpster
6967	06/09/16	VICMAR	Victor Mark Donaldson Arch	\$20,558.79	Design Work - ACC
6968	06/16/16	ANBBAN	ANB Bank	\$105,975.00	Short Course Funding - 4th Installment
6969	06/16/16	COLPOO	Colorado Pool & Spa Scapes	\$327.49	Repair Backwash Valve
6970	06/16/16	COMCAS	Comcast	\$354.95	Cable & Internet - VGC
6971	06/16/16	CRAGEO	Geoff Craddock	\$500.00	Refund Working Capital
6972	06/16/16	EAGRIV	Eagle River Water & Sanition	\$1,038.82	Water - ACC, Café, TH, General Store
6973	06/16/16	FIRSPR	Fire Sprinkler Services	\$437.50	Repair PRV
6974	06/16/16	FLYFIS	Fly Fishing Outfitters Inc.	\$4,944.00	River Parcel Management
6975	06/16/16	LILFIS	Liley Fisheries, Inc	\$1,550.00	Fish Stocking
6976	06/16/16	ORKIN	Orkin	\$174.33	Pest Control
6977	06/16/16	PETGRE	Gregory Scott Peterson	\$200.00	Fitness Class Instruction
6978	06/16/16	RECGLO	ReComm Global LLC	\$3,500.00	PR
6979	06/16/16	REMONO	Remonov & Company Inc.	\$28,968.14	July Rent & CAM - VGC
6980	06/16/16	ROCKMM	Rocky Mountain Media	\$3,250.00	Magazine Ad
6981	06/16/16	SOU GAS	Source Gas	\$557.32	Gas - TH
6982	06/16/16	VAILHO	Vail Honeywagon	\$10,240.00	Trash Program
6983	06/16/16	VAIMOU	Vail Mountain Coffee & Tea Co.	\$173.90	Coffee
6984	06/16/16	WESSLO	Western Slope Supplies, Inc.	\$228.76	Bottled Water - ACC
6985	06/23/16	GRUGEO	George Grubbs	\$5,000.00	Release Compliance Deposit
6986	06/23/16	HOLYCR	Holy Cross Energy	\$113.21	Electricity - VGC
6987	06/23/16	MYRINT	Myriad Interactive LLC	\$5,922.00	Website Development
6988	06/23/16	OTIELE	Otis Elevator Company	\$624.54	Elevator Service - ACC
6989	06/23/16	POSTMA	Postmaster	\$1,488.51	Stamp Sales

BANK 10150 REGISTER TOTAL: \$226,627.15GRAND TOTAL : \$226,627.15

Cordillera Property Owners Association  
Transfers  
June 2016

Date	From Account	To Account	Amount	Description
6/2/2016	CPOA Operating	Bank of America	\$ 803.24	Pay Credit Card
6/2/2016	CPOA Operating	Bank of America	\$ 5,263.12	Pay Credit Card
6/6/2016	CPOA Operating	Pitney Bowes	\$ 84.56	Postage Machine Lease



JOE HELMINSKI

Cash Rewards

May 09, 2016 - June 08, 2016

Cardholder Statement

Account Information:  
www.bankofamerica.com

Mail Billing Inquiries to:  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

Mail Payments to:  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

Customer Service:  
1.800.673.1044, 24 Hours

TTY Hearing Impaired:  
1.888.500.6267, 24 Hours

Outside the U.S.:  
1.509.353.6656, 24 Hours

For Lost or Stolen Card:  
1.800.673.1044, 24 Hours

Business Offers:  
www.bankofamerica.com/mybusinesscenter

Payment Information

New Balance Total ..... \$3,329.48  
Minimum Payment Due ..... **\$33.29**  
Payment Due Date ..... **07/05/16**

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance:  
\$19.00 for balance less than \$100.01  
\$29.00 for balance less than \$1,000.01  
\$39.00 for balance less than \$5,000.01  
\$49.00 for balance greater than \$5,000.01

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.

Account Summary

Previous Balance ..... \$5,263.12  
Payments and Other Credits ..... **-\$5,323.12**  
Balance Transfer Activity ..... \$0.00  
Cash Advance Activity ..... \$0.00  
Purchases and Other Charges ..... \$3,389.48  
**Fees Charged ..... \$0.00**  
**Finance Charge ..... \$0.00**

New Balance Total ..... \$3,329.48  
Credit Limit ..... \$20,000  
Credit Available ..... \$16,670.52  
Statement Closing Date ..... 06/08/16  
Days in Billing Cycle ..... 31

Transactions

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
05/17	05/16	AGENTFIRE 8883212976 NY	55429506138894528834181	- 60.00
06/01	06/01	BA ELECTRONIC PAYMENT	15373400000847000026941	- 5,263.12
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$5,323.12</b>
<b>Purchases and Other Charges</b>				
05/09	05/06	WW GRAINGER 877-2022594 PA	55436876128121281063026	643.38
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600253	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600287	5.00

May 09, 2016 - June 08, 2016

New Balance Total ..... \$3,329.48  
Minimum Payment Due ..... **\$33.29**  
Payment Due Date ..... **07/05/16**

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

JOE HELMINSKI  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

Enter payment amount

\$ [input field]

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
or make your payment online at  
www.bankofamerica.com



**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600295	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600303	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600311	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600329	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600337	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600345	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600352	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600360	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600386	5.00
05/10	05/09	LAND TITLE GUARANTEE C 03033316277 CO	55547536131207472600394	5.00
05/12	05/11	DTV*DIRECTV SERVICE 800-347-3288 CA	55432866132000145561582	73.98
05/16	05/14	AGENTFIRE 8883212976 NY	55429506136894484169137	60.00
05/18	05/17	IN *WALKING MOUNTAINS 970-8279725 CO	55432866138000577470405	50.00
05/18	05/17	LTS*LOGO&TEAM SPORTSW 877-5355646 CT	75418236138026221561879	615.70
05/18	05/17	WILDWOOD RESOURCES 3037300460 CO	55429506138637000278066	72.55
05/20	05/19	REC1 8003351863 GA	55429506140717103105881	180.00
05/23	05/23	NY TIMES NATL SALES 800-698-4637 NY	55432866144000293751981	36.00
05/25	05/23	COMPLIANCESIGNS.COM 08005781245 IL	55488726145200992402336	59.00
05/26	05/25	CITY-MARKET #0434 EAGLE CO	05436846146300155399080	7.86
05/30	05/28	THE LIFEGUARD STORE IN 309-451-5858 IL	55432866149000968044147	219.15
05/30	05/27	LTS*LOGO&TEAM SPORTSW 877-5355646 CT	75418236148026543394841	210.74
05/30	05/27	THE EXECUTIVE ADVERTIS 615-338-8833 TN	05227026149500236786549	178.14
05/30	05/27	THE BELMONT DELI EDWARDS CO	85101656150700457591718	5.22
05/30	05/27	THE BELMONT DELI EDWARDS CO	85101656150700457591718	72.78
05/30	05/28	NORTHSIDE COFFEE & KIT AVON CO	85179276150080080502117	86.00
06/01	05/31	ROCKYMTNSUNSCREEN ROCK 3039409803 CO	55429506152894867457843	244.59
06/01	05/31	WAL-MART #1199 AVON CO	55483826153091005054657	130.25
06/02	06/01	WM SUPERCENTER #1199 AVON CO	05436846154400049528065	156.79
06/08	06/06	THE HOME DEPOT #1525 AVON CO	55541866159010191806902	170.49
06/08	06/07	COSTCO LIQUORS AT GYPS GYPSUM CO	05314616160500172242347	56.86
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$3,3 9.4</b>

**Finance Charge Calculation**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	179.44	Monthly Bonus	1.64
Earned	39.87	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>220.95</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)



JAIME WALKER

Cash Rewards

May 09, 2016 - June 08, 2016

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

**Payment Information**

New Balance Total ..... \$182.47  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 07/05/16**

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance:  
 \$19.00 for balance less than \$100.01  
 \$29.00 for balance less than \$1,000.01  
 \$39.00 for balance less than \$5,000.01  
 \$49.00 for balance greater than \$5,000.01

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.

**Account Summary**

Previous Balance ..... \$803.24  
 Payments and Other Credits ..... -\$812.23  
 Balance Transfer Activity ..... \$0.00  
 Cash Advance Activity ..... \$0.00  
 Purchases and Other Charges ..... \$191.46  
**Fees Charged ..... \$0.00**  
**Finance Charge ..... \$0.00**

New Balance Total ..... \$182.47  
 Credit Limit ..... \$30,000  
 Credit Available ..... \$29,817.53  
 Statement Closing Date ..... 06/08/16  
 Days in Billing Cycle ..... 31

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
05/12	05/11	AMAZON MKTPLACE PMTS AMZN.COM/BILLWA	55432866132000352186610	- 8.99
06/01	06/01	BA ELECTRONIC PAYMENT	15373400000847000026909	- 803.24
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$812.23</b>
<b>Purchases and Other Charges</b>				
05/09	05/06	AMAZON MKTPLACE PMTS AMZN.COM/BILLWA	55432866127000515622953	6.99
05/09	05/08	AMAZON MKTPLACE PMTS AMZN.COM/BILLWA	55432866129000670494048	78.23
05/10	05/09	PAYPAL *SDA OF CO 4029357733 CO	55429506130894345052999	30.00

May 09, 2016 - June 08, 2016

New Balance Total ..... \$182.47  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 07/05/16**

BUSINESS CARD  
 PO BOX 15796  
 WILMINGTON, DE 19886-5796

JAIME WALKER  
 CORDILLERA METROPOLITAN  
 408 CARTERVILLE RD  
 CORDILLERA, CO 81632-629308

Enter payment amount

\$

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**BUSINESS CARD,**  
 or make your payment online at  
 www.bankofamerica.com

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
05/11	05/10	CITY-MARKET #0434 EAGLE CO	05436846131300151645178	16.25
05/19	05/18	AP BOOKSTORE.COM 8003536798 CA	85140516139900011900117	59.99
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$191.46</b>

**Finance Charge Calculation**

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	8.03	Monthly Bonus	0.00
Earned	1.82	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>9.85</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)

CORDILLERA PROPERTY OWNERS ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
FRIDAY, 20 MAY 2016  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Regular Meeting of the Board of Directors of the Cordillera Property Owners Association (CPOA) was called and held on Friday, 20 May 2016, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Ed Shriner, President  
Rand Garbacz, Vice President  
Nanette Kuich, Treasurer

Via Telephone: Lois Bruce, Secretary  
Rick Smith, Assistant Secretary

**ALSO PRESENT**

CMD Board Members: Bob Egan, David Bentley, Kitty George (via telephone) and Judith McBride (via telephone)

Others Present: Rachel Oys, General Manager; Jon Erickson, Finance Director; Bart Sigler, Community Operations Director; Berniece Gutierrez, Human Resources and Administrative Services Manager; Joe Helminski, Recreation Director; Jaime Walker, Communications Manager; Tracy Stowell, Executive Coordinator; Cindy Moran, newly elected Director on the Eagle River Fire Protection District Board; and Todd Goulding, Goulding Development Advisors (arrived at 8:40 a.m., left at 9:37 a.m.).

**CALL TO ORDER**

Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 8:30 a.m.

**APPROVAL OF AGENDA**

**20 May 2016 Regular Meeting Agenda**

One item was added to the agenda: Vail Gondola Club Membership Reciprocated Benefit as a joint agenda item.

Director Garbacz moved to approve the 20 May 2016 Regular Meeting Agenda. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the 20 May 2016 Regular Meeting Agenda, as presented.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Shriner noted for the record a quorum was present for the purpose of doing the business of the Cordillera Property Owners Association.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCEMENT OF THE MEETING.**

All board members acknowledged receiving notice of the special meeting at least 72 hours in advance. No conflicts of interest were noted.

**APPROVAL OF CONSENT AGENDA ITEMS**

**Ratification of April 2016 Payables**

Director Kuich moved to approve the April 2016 consent agenda items. Seconded by Director Shriner.

Director Shriner also added that he appreciates the addendums that Jon Erickson has been adding to the reports.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the consent agenda items, as presented.

**APPROVAL OF MINUTES**

**15 April 2016 Regular Meeting Minutes**

Director Kuich moved to approve the 15 April 2016 Regular Meeting Minutes. Seconded by Director Shriner.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the minutes of the 15 April 2016 Regular Meeting Minutes.

**PUBLIC INPUT ON NON-AGENDA ITEMS**

Director Shriner wanted to thank everyone who participated in the Red Draw Ranch application process with their feedback. 64 letters were submitted with 62 of those opposed and 2 in support.

Director Shriner shared an email that Tom Wilner sent to all CMD and CPOA Board Members. The letter is as follows:

*To CPOA and CMD boards:*

*I would like to make a recommendation for your consideration.*

*Unfortunately, property values in Cordillera remain depressed compared to values in neighboring communities. That fact was confirmed to me recently by a real estate appraiser in the area. We can all guess at the causes -- e.g., the recent bankruptcy of the club, inaccessibility to ski areas, deterioration of the Lodge, lack of a first-class athletic facility, etc. In fact, one of the justifications for the proposed remodeling of the athletic center was that it would increase property values. Rather than guessing at the possible causes of the problem, however, and coming up with our own solutions, I believe it would make sense for us to take a more systematic and business-like approach. I would suggest that we spend a bit of money to hire a firm to examine the reasons why our property values are depressed and to suggest possible solutions to the problem. I understand that the CPOA will have a reserve of approximately \$4 million, at least some of which can be spent addressing this problem, and the CMD may have additional funds available. Whatever money we spend should be spent wisely and in accordance with professional advice where it can make the greatest difference.*

*I would appreciate it if you would consider this suggestion and also pass this email on to any member of your board whom I have failed to include.*

Director Kuich stated that if we hire a consultant to examine the reasons why property values are depressed, we must find someone who appreciates the market we have with our open space, geography and wildlife. She also stated that two other communities in Edwards (Singletree and Homestead) have both completed a remodel of its facilities. Director Egan agreed that the Cordillera community is a distance from the ski resorts. He also requested information on what the cost of bringing back the shuttle from Cordillera to the resorts would be. Bart stated that it was around \$300-\$500K. Director Egan would like to see a break-down of those numbers during the budget process. Director Smith suggested that we look outside the valley for a real estate consultant. Cindy Moran stated that Vail Resorts is changing their demographic target audience and we should consider this during our process.

Director Kuich wanted to let staff know that the short course is looking good.

### **CMD and CPOA Joint Agenda Items**

#### **Vail Gondola Club Membership**

Director Shriner met with Mike Henritze, General Manager at The Club at Cordillera, regarding a membership for Rachel Oys, General Manager at Cordillera, as part of her benefits/compensation package. Director Shriner expressed the importance of Rachel becoming a part of the community in which she leads and having the option to attend and participate in events as a club member. In a quid pro quo, Board members can provide a membership to the General Manager of The Club at Cordillera to the Vail Gondola Club.

Director Smith moved to approve a Vail Gondola Club membership for a membership to The Club at Cordillera for both General Managers. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the Vail Gondola Club agenda item, as presented.

### **CPOA ANNOUNCEMENTS/UPDATES/ACTION ITEMS**

#### **Financial Statements and RETA Reports**

Jon Erickson, Finance Director, provided an update on the financial statements. Director Smith asked Jon what the reserves are. Jon stated that the reserves are at \$2.2M at the end of 2015 and are projected to be \$2.4M at the end of 2016.

#### **Draft 2015 Audited Financial Statements**

Jon Erickson, Finance Director, provided an update on the 2015 audit. Director McBride asked if working capital is a liability. She also stated that if it was a liability that it needed to be shown in the audited financial statements. Jon stated that it was not a liability.

Director Kuich moved to the Draft 2015 Audited Financial Statements with changes. Seconded by Director Garbacz.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the Draft 2015 Audited Financial Statements agenda item, as presented.

### **ACC Remodel & Expansion**

Todd Goulding, Goulding Development Advisors, presented an update on the ACC. He gave a brief history on the process to date. Mr. Goulding also gave an update on what value engineering looked like compared to building reduction to take down the \$4M remodel price tag. Value engineering would save approximately \$180,000.00 with a modified truss design and HVAC equipment/design. If the building reductions option were selected, approximately \$328,000 could potentially be saved without the additional group fitness room over the existing squash court, pool addition bump outs and the exterior spa.

Staff is recommending accepting the value engineering savings for a total of \$180,000 and rejecting the building reduction options as the value engineering option will not impact the overall layout, experience and operation of the facility.

Rachel Oys, General Manager, would like to launch communications by 15 June to the community. Communications include:

- Email and post cards
- Information at the Wine Tasting and Community Day
- Outreach to neighborhood associations
- Post information at the ACC, Post Office, Website, Cordillera Connection and Cordillera Spirit
- Continue discussion with Lodge about access

All input collected by 11 July with the CPOA Board making a decision at the 15 July 2016 Board meeting with construction starting in September 2016 if approved. All Board members gave support to the timeline Rachel presented.

### **ADJOURNMENT**

Director Kuich moved to adjourn the regular meeting of the Cordillera Property Owners Association. Seconded by Director Garbacz.

Upon motion duly made and seconded, the Board unanimously agreed to **Adjourn** the Regular Meeting of the Cordillera Property Owners Association at 10:14 a.m. on Friday, 20 May 2016.

Respectfully submitted,

---

Tracy Stowell  
Executive Coordinator

CORDILLERA PROPERTY OWNERS ASSOCIATION  
SPECIAL BOARD MEETING MINUTES  
TUESDAY, 31 MAY 2016  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Property Owners Association (CPOA) was called and held on Tuesday, 31 May 2016, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Ed Shriner, President  
Rand Garbacz, Vice President  
Rick Smith, Assistant Secretary  
Nanette Kuich, Treasurer

Via Telephone: Lois Bruce, Secretary

**ALSO PRESENT**

CMD Board Members: Robert Egan, David Bentley, Kitty George and Judith McBride

Others Present: Rachel Oys, General Manager; Alan Pogue, Legal Counsel

**CALL TO ORDER**

Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 2:00 p.m.

**APPROVAL OF AGENDA**

**May 31, 2016 Regular Meeting Agenda**

Director Garbacz moved to approve the 31 May 2016 Regular Meeting Agenda. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the 31 May 2016 Regular Meeting Agenda, as presented.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Shriner noted for the record a quorum was present for the purpose of doing the business of the Cordillera Property Owners Association.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCEMENT OF THE MEETING.**

All board members acknowledged receiving notice of the special meeting at least 72 hours in advance. No conflicts of interest were noted.

**PUBLIC INPUT ON NON-AGENDA ITEMS**



Public input was received from Cordillera property owners Scott Cameron, Jeffrey Clinton, Jeanne Quagliano, and Lainie Edinberg.

### **CPOA EXECUTIVE SESSION**

2:23 p.m. Director Shriner and Director Kuich move to enter into Executive Session. Pursuant to 38-33.3-308(4)(b) C.R.S. for the purpose of receiving legal advice from legal counsel regarding the Lodge and Spa at Cordillera.

4:00 p.m. Director Kuich and Director Bruce move to conclude Executive Session

Present: Robert Egan, Judith McBride, David Bentley, Kitty George, Rachel Oys, Alan Pogue.

### **CONTINUATION**

Director Kuich moved to continue the meeting until Friday, 3 June 2016 at 3:00 p.m. Seconded by Director Shriner.

Upon motion duly made and seconded, the Board voted unanimously to

**Continue** the Special Meeting of the Cordillera Property Owners Association until Friday, 3 June 2016 at 3:00 p.m.

### **CALL TO ORDER**

Director Shriner called to order the Special Meeting of the Cordillera Metropolitan District at 3:03 p.m.

### **DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Shriner noted for the record a quorum was present for the purpose of doing the business of the Cordillera Property Owners Association.

### **PUBLIC INPUT ON NON-AGENDA ITEMS**

Joel Kaye asked a question about the Concerted Care Group meeting with Eagle County.

### **CPOA EXECUTIVE SESSION**

3:10 p.m. Director Smith and Director Bruce move to enter into Executive Session. Pursuant to 38-33.3-308(4)(b) C.R.S. for the purpose of receiving legal advice from legal counsel regarding the Lodge and Spa at Cordillera.

4:20 p.m. Director Kuich and Director Bruce move to conclude Executive Session

Present: Robert Egan, Judith McBride, David Bentley, Kitty George, Rachel Oys, Alan Pogue, Jon Erickson.

### **MOTION TO FORMALIZE TERMS WITH LEGAL COUNSEL**

Director Kuich moved to authorized staff to finalize terms with Lew Halstead of Johnson & Repucci LLP and engage as legal counsel. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board voted unanimously to

**Authorize** staff to finalize terms with Lew Halstead of Johnson & Repucci LLP and engage as legal counsel.

### **MOTION TO PROCEED WITH APPEAL OF EAGLE COUNTY STAFF RULING**

Director Smith moved to authorize staff and legal counsel to proceed with the appeal of the Eagle County staff ruling and to engage local counsel and expert consultants as necessary. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board voted unanimously to

**Authorize** staff and legal counsel to proceed with the appeal of the Eagle County staff ruling and to engage local counsel and expert consultants as necessary.

**MOTION TO APPROVE FUNDS FOR PUBLIC RELATIONS**

Director Garbacz moved to approve the use of funds for the purposes of public relations related to the issue of the proposed use of the Cordillera Lodge property by Concerted Care Group. Seconded by Director Smith.

Upon motion duly made and seconded, the Board voted unanimously to

**Approve** the use of funds for the purposes of public relations related to the issue of the proposed use of the Cordillera Lodge property by Concerted Care Group.

**ADJOURNMENT**

Director Smith moved to adjourn the regular meeting of the Cordillera Property Owners Association. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board unanimously agreed to

**Adjourn** the Special Meeting of the Cordillera Property Owners Association at 4:40 p.m. on Friday, 3 June 2016.

Respectfully submitted,

---

Jon Erickson  
Finance Director

CORDILLERA PROPERTY OWNERS ASSOCIATION  
SPECIAL BOARD MEETING MINUTES  
WEDNESDAY, 29 JUNE 2016  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Property Owners Association (CPOA) was called and held on Wednesday, 29 June 2016, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Ed Shriner, President  
Rick Smith, Assistant Secretary  
Nanette Kuich, Treasurer  
Lois Bruce, Secretary

Absent: Rand Garbacz, Vice President

**ALSO PRESENT**

CMD Board Members: Robert Egan, David Bentley, Kitty George, David Davies and Judith McBride

Others Present: Rachel Oys, General Manager; Alan Pogue, Legal Counsel

**CALL TO ORDER**

Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 5:00 p.m.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Shriner noted for the record a quorum was present for the purpose of doing the business of the Cordillera Property Owners Association.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCEMENT OF THE MEETING.**

All board members acknowledged receiving notice of the special meeting at least 72 hours in advance. No conflicts of interest were noted.

**CPOA EXECUTIVE SESSION**

5:05 p.m. Director Shriner and Director Kuich move to enter into Executive Session. Pursuant to 38-33.3-308(4)(b) C.R.S. for the purpose of receiving legal advice from legal counsel regarding the Lodge and Spa at Cordillera.

7:30 p.m. Director Kuich and Director Bruce move to conclude Executive Session

Present: Robert Egan, Judith McBride, David Bentley, David Davies, Kitty George, Rachel Oys, Alan Pogue.

**ADJOURNMENT**

Director Egan moved to adjourn the regular meeting of the Cordillera Property Owners Association. Seconded by Director McBride.

Upon motion duly made and seconded, the Board unanimously agreed to

**Adjourn** the Special Meeting of the Cordillera Property Owners Association at 7:30 p.m. on Wednesday, 29 June 2016.

Respectfully submitted,

---

Jon Erickson  
Finance Director

DRAFT

CORDILLERA PROPERTY OWNERS ASSOCIATION  
SPECIAL BOARD MEETING MINUTES  
THURSDAY, 30 JUNE 2016  
32138 US-6, EDWARDS, COLORADO

A Special Meeting of the Board of Directors of the Cordillera Property Owners Association (CPOA) was called and held on Thursday, 30 June 2016, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Ed Shriner, President  
Rand Garbacz, Vice President  
Nanette Kuich, Treasurer  
Lois Bruce, Secretary  
Rick Smith, Assistant Secretary

**ALSO PRESENT**

CMD Board Members: Bob Egan, David Bentley, Kitty George, David Davies and Judith McBride

Others Present: Alan Pogue, Icenogle Seaver Pogue, P.C.; Lew Harstead, Johnson & Repucci; Rachel Oys, General Manager; Jon Erickson, Finance Director; Joe Helminski, Recreation Director; Aubrey Dreessen, Recreation Assistant Manager; Jaime Walker, Communications Manager; Ben Dodd, Marketing Assistant; Kirk Pliske, Public Safety Director; Stacey Worley, Office Coordinator; Trevor Broersma, Facilities and Operations Manager; Joanne Kelley, Operations Supervisor; and Tracy Stowell, Executive Coordinator.

**CALL TO ORDER**

Director Shriner called to order the Special Meeting of the Cordillera Property Owners Association at 9:05 a.m.

**APPROVAL OF AGENDA**

**30 June 2016 Special Meeting Agenda**

Director Garbacz moved to approve the 30 June 2016 Special Meeting Agenda. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board unanimously by those present. **Approved** the 30 June 2016 Special Meeting Agenda, as presented.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Shriner noted for the record a quorum was present for the purpose of doing the business of the Cordillera Property Owners Association.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCEMENT OF THE MEETING.**

All board members acknowledged receiving notice of the special meeting at least 72 hours in advance. No conflicts of interest were noted.

**CMD and CPOA Joint Agenda Items**

**OPENING REMARKS FROM CMD AND CPOA BOARD PRESIDENTS**

Director Shriner thanked everyone for participating in this public comment session. He stated that this is a community wide concern and that we are all here as the Cordillera Community.

Director Egan spoke to the community members regarding the timeline of events pertaining to the pending sale of the Lodge and Spa at Cordillera.

**LEGAL UPDATE REGARDING THE PENDING SALE OF THE LODGE AND SPA AT CORDILLERA**

Alan Pogue, Icenogle Seaver Pogue, gave brief opening comments including:

As a community we feel that the use of the Lodge property for any purpose that does not support and enhance a resort residential community is incompatible, and would divest the community of a vital amenity, which has always been the centerpiece of Cordillera.

Property owners have expressed concerns that the proposed use excludes the Lodge and Spa from the community, depriving them access and enjoyment to a quintessential Cordillera amenity on which the community was founded.

The appeal process will be heard before the Board of County Commissioners, a date for the hearing has not been set. The community will be notified of the hearing date as soon as it is scheduled.

We appreciate the active participation of the property owners in communicating to the County that the use of the Lodge property for any purpose that does not support and enhance a resort residential community is impermissible under the PUD.

Many of the property owners have submitted comments reflecting on the role that the Lodge and Spa at Cordillera has played and does play in your lives (i.e. the access to spa facilities, pool, fitness facilities, food and beverage services, all of commercial nature, and all are compatible with sustaining a residential resort community). Communications from the community that emphasizes the loss of such an integral

amenity is most helpful. All uses within Cordillera are required to be consistent with, support and promote a resort residential community.

Lew Harstead, Johnson & Rupucci, provided the following update:

The Cordillera Metro District (CMD) and Cordillera Property Owners Association (CPOA) submitted a joint appeal to the Eagle County Board of County Commissioners on June 29, 2016, regarding the interpretation of the permitted uses on the Lodge Parcel and Village Center Parcel on which the Lodge and Spa at Cordillera is located.

Concerted Care Group Management, a Baltimore based company, has a contract with Behringer Harvard to purchase the Lodge and Spa at Cordillera. CCG's intention is to create and operate an inpatient care facility that provides services for mental health, substance abuse, weight management and nutrition.

CCG's representatives met with the county to receive an interpretation of Cordillera's PUD Guide which states that the following is a permitted use: "Medical Offices/Facilities, limited to clinic and outpatient facilities for non-critical care, including, without limitation, for outpatient plastic surgery and other cosmetic procedures." Cordillera received an interpretation letter from Eagle County's Managing Director of Community Development on June 1, 2016 that states that 'clinics' are clearly an allowable use for non-critical care; which may provide inpatient clinical facilities. 'Outpatient facilities' for non-critical care are likewise allowed as a use-by-right" pursuant to the Cordillera PUD.

CMD and CPOA maintain that the proposed use of the Lodge and Spa at Cordillera contemplated by the purchaser is not a permissible use under the Cordillera PUD which regulates land use within Cordillera.

The appeal identifies that Eagle County's Managing Director of Community Development erred in determining the developer's proposed use represents a use-by-right. The appeal claims that the Director's interpretation is directly inconsistent with the central purposes of the Cordillera PUD; the Director failed to consider the legal intent governing the use of the Lodge and Village Center Parcels; the Director failed to apply the actual language of the Cordillera PUD; and the Director's interpretation effectively represents a wrongful major modification of the Cordillera PUD. Lew stated that the Director erred in his determination that CCG's proposed use represent a use-by right in the Cordillera AID. Accordingly, the County Commissioners should properly exercise their jurisdictional and discretion in order to reverse the determination of the Director.

#### **QUESTIONS/COMMENTS FROM THE PUBLIC**

Lew Harstead, Alan Pogue and Board members facilitated questions and comments from the public, including: Tom Wilner, Laine Edinburg, Larry Kyte, Carole Schragen, Dallas Hixton, Larry Feldman, Jeffrey Byrne, Jeanne Quagliano, Eddie Dease, Craig Dermody, Suzanne Hoffman, Martin Sosland, Valerie Mesch, Ann Wilson, Eric Jung, Craig Dermody, and Ruth Bucher.

**ADJOURNMENT**

Director Kuich moved to adjourn the regular meeting of the Cordillera Property Owners Association. Seconded by Director Garbacz.

Upon motion duly made and seconded, the Board unanimously agreed to **Adjourn** the Special Meeting of the Cordillera Property Owners Association at 10:48 a.m. on Thursday, 30 June 2016.

Respectfully submitted,

---

Tracy Stowell  
Executive Coordinator

DRAFT



## **CMD Consent Agenda Items**

### **Commentary on Specific Items**

#### Check Register

- Check numbers 16851 and 16891 to United Healthcare are for two separate months of health insurance.
- Check number 16880 to OJ Watson is for the hopper for a sand spreader installed on a new vehicle as part of the capital equipment budget/program.
- Check number 16887 to Sculpture Services of Colorado is for cleaning of the bronze sculptures at Bearden Ponds.
- Check number 16935 to OJ Watson is for the sander installed on a new vehicle as part of the capital equipment budget/program.
- Check number 16958 to Ideal Fencing Corp. is for the installation of guiderail throughout the community. This check represents payment in full for the work and is a part of the Road Repair capital budget.

#### Transfers

- No Comments

#### Credit Card Statements

- No Comments

## AP Check Register (Current by Bank)

10:37:49 AM

Check Dates: 5/1/2016 to 5/31/2016

Check No.	Date	Vendor ID	Payee Name	Amount	Description
16827	05/05/16	AASEPT	A&A Septic Service, Inc.	\$395.00	Pump Out Holding Tank
16828	05/05/16	ADPSCR	ADP Screening	\$239.20	Background Checks
16829	05/05/16	AFFBEN	Affiliated Benefits Consultant	\$128.00	FSA Administration
16830	05/05/16	AFLAC	AFLAC	\$541.26	Supplemental Insurance Premiums
16831	05/05/16	APBYDE	APPLICATIONS BY DESIGN, INC.	\$575.00	Public Safety Database
16832	05/05/16	BEARCO	BEARCOM Wireless Worldwide	\$159.68	Radio Parts
16833	05/05/16	CENLIN	Century Link	\$918.10	Telephone Service
16834	05/05/16	CODELA	Colorado Dept of Labor & Emp	\$345.00	Boiler Inspections
16835	05/05/16	COLDEP	CO Dept of Labor & Employment	\$8,958.00	Unemployment
16836	05/05/16	COLOFA	Colorado Fasteners	\$83.59	Kneepads
16837	05/05/16	COMCAS	Comcast	\$157.43	Cable & Internet - Ranch Gate
16838	05/05/16	EAGVAL	Eagle Valley Temps	\$1,820.40	Temp Labor
16839	05/05/16	EDWARD	Edwards Building Center	\$2,810.01	Fencing, Lumber, Fastners
16840	05/05/16	FREFOR	FreeForm LLC.	\$1,000.00	HR Consulting/Training
16841	05/05/16	GLESPF	Glenwood Springs Ford	\$34,157.54	Ford F250
16842	05/05/16	LAWPRO	Lawson Products, Inc.	\$162.06	Washers, Wheel Weights, Fuses
16843	05/05/16	LINNAT	Lincoln National Life Insuranc	\$2,889.39	Life Insurance Premiums
16844	05/05/16	MACEQU	MacDonald Equipment Co	\$784.11	Baffle Assembly, Loop & Filler Channel
16845	05/05/16	PMCS	Professional Micro Computer	\$495.00	Spam Filter
16846	05/05/16	POWEQU	Power Equipment Company	\$608.29	Filters
16847	05/05/16	SIGNDE	Sign Design, L.L.C.	\$5,364.00	Street Signs, Name Plates
16848	05/05/16	STAPLE	Staples Business Advantage	\$2,084.04	Paper, Paper Clips, Chairs, File Folders
16849	05/05/16	THOFIN	Thompson Financial & Accountin	\$2,500.00	Accounting Services
16850	05/05/16	TIRDIS	Tire Distribution Systems	\$489.00	Tires
16851	05/05/16	UNIHEA	United Healthcare	\$30,117.19	Health Insurance Premiums
16852	05/05/16	WEARPA	Wear Parts & Equip, Inc	\$864.00	Sweeper Wafer, Spacer
16853	05/05/16	WHIALD	Whitehall's Alpine Distrib.	\$714.35	Fluids & Kits
16854	05/05/16	XEROX	Xerox	\$491.42	Copier Maintenance
16855	05/20/16	2VALTI	2 Valley Tire	\$5,472.00	Tires
16856	05/20/16	ABCPAR	ABC Parts, Inc	\$394.32	Vehicle Parts & Supplies
16857	05/20/16	ATTILL	AT&T Mobility	\$131.64	Cell Phone Service
16858	05/20/16	BORCON	Borne Consulting	\$2,996.00	Engineering Services
16859	05/20/16	COLLET	Collett Enterprises, Inc.	\$4,272.91	Fuel
16860	05/20/16	COLOFA	Colorado Fasteners	\$152.33	Kneepads, Timber Screws
16861	05/20/16	CYMMAI	Cyma Systems	\$2,137.60	CYMA Software Maintenance & Support
16862	05/20/16	EAGRIV	Eagle River Water & Sanitation	\$1,179.97	Water
16863	05/20/16	EAGVAL	Eagle Valley Temps	\$1,554.00	Temp Labor
16864	05/20/16	EDWARD	Edwards Building Center	\$149.78	Hitch Ball, Lumber, Rebar, Paint
16865	05/20/16	ERIJON	Jon Erickson	\$116.01	UPS Shipping - Board Packages
16866	05/20/16	EYEMED	Eye Med	\$336.13	Vision Insurance
16867	05/20/16	FERENT	Ferguson Enterprises Inc	\$489.02	PVC, Plumbing Parts
16868	05/20/16	GLESPF	Glenwood Springs Ford	\$226.54	Caliper, Kit, Pin
16869	05/20/16	GUARD	Guardian	\$2,262.48	Dental Insurance
16870	05/20/16	GUTBER	Berniece Gutierrez	\$122.04	Mileage - MSEC Conference
16871	05/20/16	HAYS	Hays Companies	\$1,250.00	Benefits Consulting
16872	05/20/16	HOLCRO	Holy Cross Energy	\$3,732.70	Electricity
16873	05/20/16	ICESEA	Icenogle, Seaver, Pogue P.C.	\$2,353.80	Legal Fees
16874	05/20/16	LAWPRO	Lawson Products, Inc.	\$233.77	Weights, Tape, Cleaner
16875	05/20/16	MIDTRU	MIDWEST TRUCK PARTS & SERVICE	\$256.00	LEDs
16876	05/20/16	MITCOM	Mitchell and Company	\$502.50	IT Services
16877	05/20/16	MOUWAT	Mountain Water Works INC	\$2,923.10	Irrigation Work
16878	05/20/16	NAPAGY	NAPA	\$571.14	Vehicle Parts & Supplies
16879	05/20/16	NOVAUT	Novus Autoglass	\$285.00	Replace Windshield
16880	05/20/16	OJWATS	O.J. Watson Equipment, Inc.	\$7,751.00	Hopper - Sand Spreader
16881	05/20/16	ORKIN	Orkin	\$561.98	Pest Control
16882	05/20/16	PAGINT	Page International Comm LLC	\$692.02	Shirts for Uniforms
16883	05/20/16	POWEQU	Power Equipment Company	\$525.00	Leased Loader
16884	05/20/16	R&SSTE	R & S Steel	\$550.00	Steel
16885	05/20/16	ROMOCU	Rocky Mountain Custom Landscap	\$21,395.99	Landscaping
16886	05/20/16	SANISA	San Isabel Telecom, Inc	\$550.49	Telephone Service
16887	05/20/16	SCUSER	Sculpture Services of Colorado	\$400.00	Sculpture Cleaning - Bearden Ponds
16888	05/20/16	SOUGAS	Source Gas	\$2,129.04	Gas Service
16889	05/20/16	STAPLE	Staples Business Advantage	\$52.28	Pens, File Folders
16890	05/20/16	TOOCLI	Tool Clinic	\$24.05	Air Filter
16891	05/20/16	UNIHEA	United Healthcare	\$26,164.73	Health Insurance Premiums
16892	05/20/16	VAILHO	Vail Honeywagon, LTD	\$630.20	Dumpsters
16893	05/20/16	VERIZO	Verizon	\$817.90	Cell Phone Service
16894	05/20/16	WAGEQU	Wagner Equipment Co.	\$230.00	Jack Hammer Rental
16895	05/20/16	WEARPA	Wear Parts & Equip, Inc	\$3,863.28	Grader Blades, Sweeper Wafer, Delineators
16896	05/20/16	WYLACO	Wylaco Supply Company	\$895.75	Grain, Fork
16897	05/20/16	COMCAS	Comcast	\$187.51	Cable & Internet - Divide Gate
16898	05/20/16	COMCAS	Comcast	\$145.50	Internet - Admin

BANK 1 REGISTER TOTAL: \$201,518.56GRAND TOTAL : \$201,518.56

Cordillera Metropolitan District  
Transfers  
May 2016

Date	From Account	To Account	Amount	Description
5/6/2016	CMD Payroll	ADP	\$ 305.32	Payroll Fees
5/12/2016	CMD Payroll	ADP	\$ 293.53	Garnishment Payments
5/12/2016	CMD Payroll	ADP	\$ 14,621.45	Tax Payment
5/12/2016	CMD Payroll	ADP	\$ 69,295.38	Payroll
5/20/2016	CMD Payroll	ADP	\$ 307.94	Payroll Fees
5/26/2016	CMD Payroll	ADP	\$ 293.53	Garnishment Payments
5/26/2016	CMD Payroll	ADP	\$ 15,009.38	Tax Payment
5/26/2016	CMD Payroll	ADP	\$ 69,539.99	Payroll
5/26/2016	CMD Payroll	ADP	\$ 1,181.96	ADP Timeclock Fees
5/4/2016	CMD Operating	Bank of America	\$ 928.03	Pay Credit Card
5/4/2016	CMD Operating	Bank of America	\$ 1,979.49	Pay Credit Card
5/11/2016	CMD Operating	Home Depot	\$ 2,321.26	Pay Home Depot Account
5/12/2016	CMD Operating	Security Benefit	\$ 13,115.12	Submit Retirement Contributions
5/13/2016	CMD Operating	CMD Payroll	\$ 82,000.00	Fund Payroll Account
5/16/2016	CMD Operating	Security Benefit	\$ 13,456.54	Submit Retirement Contributions
5/26/2016	CMD Operating	CMD Payroll	\$ 85,000.00	Fund Payroll Account



RACHEL OYS

Cash Rewards

April 09, 2016 - May 08, 2016

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

Payment Information	
New Balance Total .....	\$1,812.68
<b>Minimum Payment Due .....</b>	<b>\$1 .13</b>
<b>Payment Due Date .....</b>	<b>06/02/16</b>
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01	
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.	

Account Summary	
Previous Balance .....	\$928.03
Payments and Other Credits .....	-\$928.03
Balance Transfer Activity .....	\$0.00
Cash Advance Activity .....	\$0.00
Purchases and Other Charges .....	\$1,812.68
<b>Fees Charged .....</b>	<b>\$0.00</b>
<b>Finance Charge .....</b>	<b>\$0.00</b>
New Balance Total .....	\$1,812.68
Credit Limit .....	\$20,000
Credit Available .....	\$18,187.32
Statement Closing Date .....	05/08/16
Days in Billing Cycle .....	30

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
05/03	05/02	BA ELECTRONIC PAYMENT	12373400000847000022004	- 928.03
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$92 .03</b>
<b>Purchases and Other Charges</b>				
04/11	04/09	COSTCO.COM *ONLINE 800-955-2292 WA	55432866100000317156482	23.27
04/11	04/09	COSTCO.COM *ONLINE 800-955-2292 WA	55432866100000357006258	37.57
04/11	04/09	COSTCO.COM *ONLINE 800-955-2292 WA	55432866100000359722951	48.63
04/12	04/11	THE UPS STORE 3529 EDWARDS CO	55432866103000932100920	85.12

April 09, 2016 - May 08, 2016

New Balance Total ..... \$1,812.68  
**Minimum Payment Due ..... \$1 .13**  
**Payment Due Date ..... 06/02/16**

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

RACHEL OYS  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
 or make your payment online at  
 www.bankofamerica.com

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
04/13	04/11	SMILING MOOSE DELI - E EDWARDS CO	05314616103100186770126	140.28
04/13	04/12	CAFE 163 EDWARDS CO	05314616104500141300464	36.20
04/15	04/14	GORE RANGE BREWERY EDWARDS CO	05314616105100210166208	38.20
04/15	04/14	VILLAGE MARKET EDWARDS CO	05140486105720026640118	15.04
04/18	04/14	GRAND AVE GRILL EAGLE CO	85180896106980168704799	38.95
04/22	04/22	COSTCO.COM *ONLINE 800-955-2292 WA	55432866113000317665503	37.57
04/22	04/20	THE BELMONT DELI EDWARDS CO	85101656112700457592416	43.95
04/25	04/22	COSTCO.COM *ONLINE 800-955-2292 WA	55432866113000749865119	563.73
04/26	04/26	COSTCO.COM *ONLINE 800-955-2292 WA	55432866117000475509440	124.82
04/29	04/27	ETOWN COLORADO EDWARDS CO	25536066120101044481556	49.90
04/29	04/28	CAFE 163 EDWARDS CO	05314616120500154438771	30.65
05/02	04/29	PBD*ICMA PUBLICATIONS 800-745-8780 GA	55432866120000522960534	76.95
05/02	04/29	ICMA ONLINE PURCHASES 08007458780 DC	55457026121207780900215	421.85
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$1, 12.6</b>

**Finance Charge Calculation**

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	19.77	Monthly Bonus	3.78
Earned	18.14	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>41.69</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)



BERNIECE GUTIERREZ April 09, 2016 - May 08, 2016

Cash Rewards

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
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1.800.673.1044, 24 Hours

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1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

**Payment Information**

New Balance Total ..... \$203.77  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 06/02/16**

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance:  
 \$19.00 for balance less than \$100.01  
 \$29.00 for balance less than \$1,000.01  
 \$39.00 for balance less than \$5,000.01  
 \$49.00 for balance greater than \$5,000.01

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.

**Account Summary**

Previous Balance ..... \$0.00  
 Payments and Other Credits ..... \$0.00  
 Balance Transfer Activity ..... \$0.00  
 Cash Advance Activity ..... \$0.00  
 Purchases and Other Charges ..... \$203.77  
**Fees Charged ..... \$0.00**  
**Finance Charge ..... \$0.00**

New Balance Total ..... \$203.77  
 Credit Limit ..... \$30,000  
 Credit Available ..... \$29,796.23  
 Statement Closing Date ..... 05/08/16  
 Days in Billing Cycle ..... 30

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Purchases and Other Charges</b>				
04/14	04/13	GOVERNMENT FINANCE 312-977-9700 IL	55536076105556979300151	85.00
04/18	04/15	CITY-MARKET #0434 EAGLE CO	05436846106300159491642	43.74
05/02	04/29	A SECRET GARDEN INC 09704762241 CO	55547536120207401000016	75.03
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$203.77</b>

April 09, 2016 - May 08, 2016

New Balance Total ..... \$203.77  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 06/02/16**

BUSINESS CARD  
 PO BOX 15796  
 WILMINGTON, DE 19886-5796

BERNIECE GUTIERREZ  
 CORDILLERA METROPOLITAN  
 408 CARTERVILLE RD  
 CORDILLERA, CO 81632-629308

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
 or make your payment online at  
 www.bankofamerica.com

**Finance Charge Calculation**

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	<b>Annual Percentage Rate</b>	<b>Balance Subject to Interest Rate</b>	<b>Finance Charges by Transaction Type</b>
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

**Your business card now employs secure chip technology.**

Please see important information included in this statement about your new chip card and how it provides an extra layer of security when used at chip-enabled terminals. To learn more, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	0.00	Monthly Bonus	0.00
Earned	2.04	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>2.04</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)

# Our country is built on businesses like yours

In cities and towns across the country, we celebrate business owners like you during **National Small Business Week**, May 1–7. We're also here to support you week after week, year after year.

Take advantage of expert insight, insider tips and more in the Small Business Community at [bankofamerica.com/bizweek](http://bankofamerica.com/bizweek).





KIRK PLISKE

Cash Rewards

April 09, 2016 - May 08, 2016

Cardholder Statement

Account Information:  
www.bankofamerica.com

Mail Billing Inquiries to:  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

Mail Payments to:  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

Customer Service:  
1.800.673.1044, 24 Hours

TTY Hearing Impaired:  
1.888.500.6267, 24 Hours

Outside the U.S.:  
1.509.353.6656, 24 Hours

For Lost or Stolen Card:  
1.800.673.1044, 24 Hours

Business Offers:  
www.bankofamerica.com/mybusinesscenter

Payment Information		Account Summary	
New Balance Total .....	\$255.97	Previous Balance .....	\$0.00
<b>Minimum Payment Due .....</b>	<b>\$10.00</b>	Payments and Other Credits .....	\$0.00
<b>Payment Due Date .....</b>	<b>06/02/16</b>	Balance Transfer Activity .....	\$0.00
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01		Cash Advance Activity .....	\$0.00
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.		Purchases and Other Charges .....	\$255.97
		<b>Fees Charged .....</b>	<b>\$0.00</b>
		<b>Finance Charge .....</b>	<b>\$0.00</b>
		New Balance Total .....	\$255.97
		Credit Limit .....	\$30,000
		Credit Available .....	\$29,744.03
		Statement Closing Date .....	05/08/16
		Days in Billing Cycle .....	30

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Purchases and Other Charges</b>				
04/18	04/16	COVERCRAFT DIRECT 405-238-9651 OK	55432866107000351505506	225.98
04/22	04/21	AUTOZONE 3776 GYPSUM CO	05436846113600213242357	29.99
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$255.97</b>

April 09, 2016 - May 08, 2016

New Balance Total ..... \$255.97  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 06/02/16**

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
or make your payment online at  
www.bankofamerica.com

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

KIRK PLISKE  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308



**Finance Charge Calculation**

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	<b>Annual Percentage Rate</b>	<b>Balance Subject to Interest Rate</b>	<b>Finance Charges by Transaction Type</b>
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

**Your business card now employs secure chip technology.**

Please see important information included in this statement about your new chip card and how it provides an extra layer of security when used at chip-enabled terminals. To learn more, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	0.00	Monthly Bonus	0.00
Earned	2.56	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>2.56</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)

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In cities and towns across the country, we celebrate business owners like you during **National Small Business Week**, May 1–7. We're also here to support you week after week, year after year.

Take advantage of expert insight, insider tips and more in the Small Business Community at [bankofamerica.com/bizweek](http://bankofamerica.com/bizweek).



**Account Name: Bank of America Business Mastercard - 2131**

**Account Summary as of 07/07/2016**

**Current balance:** \$11,990.39  
**Cash balance:** \$0.00  
**Available credit for purchases:** \$8,009.61  
**Available credit for cash advances:** \$4,000.00  
**Pending transactions:** \$0.00

**Rewards**

**Total Rewards:**  
**\$0.00 Cash Rewards**

**Account Details**

**Credit limit:** \$20,000.00  
**Cash credit line:** \$4,000.00  
**Amount over limit:** \$0.00  
**Last payment date:** 07/01/2016  
**Last payment:** \$3,030.73

**Pay This Account**

**Statement balance:** \$3,030.73  
**Statement closing date:** 06/08/2016  
**Payment due date:** 07/05/2016  
**Total minimum payment due:** \$0.00

Go to: May 08, 2016

Date	Description	Amount
05/04/2016	AMAZON MKTPLACE PMTS	\$192.66
05/03/2016	MATCO TOOLS	\$105.00
05/03/2016	BA ELECTRONIC PAYMENT	-\$1,979.49
05/03/2016	ADOBE *CREATIVE CLOUD	\$69.99
05/02/2016	ADOBE *ACROPRO SUBS	\$29.98
04/29/2016	VEHICLE REGISTRATI	\$22.18
04/29/2016	SUMMIT RACING MAIL ORD	\$571.94
04/28/2016	HY-WAY FEED & RANCH SU	\$4,128.36
04/25/2016	Amazon.com	\$8.21
04/25/2016	TURBOBRIDGE	\$9.95
04/25/2016	MSFT * E030022Y39	\$228.00
04/25/2016	MSFT * E030022VQX	\$112.00
04/25/2016	MSFT * E030022VQW	\$306.00
04/22/2016	AMAZON.COM AMZN.COM/BI	\$20.57
04/21/2016	Amazon.com	\$20.57
04/21/2016	Amazon.com	\$20.57
04/21/2016	CORDILLERA PROPERTY OW	\$82.58
04/20/2016	CO GOVT SERVICES	\$27.35
04/15/2016	TRINER SCALE & MFG CO	\$207.95
04/13/2016	TURBOBRIDGE	\$9.95

## AP Check Register (Current by Bank)

10:38:33 AM

Check Dates: 6/1/2016 to 6/30/2016

Check No.	Date	Vendor ID	Payee Name	Amount	Description
16899	06/02/16	2VALTI	2 Valley Tire	\$649.68	Tires
16900	06/02/16	AASEPT	A&A Septic Service, Inc.	\$395.00	Pump Out Holding Tank
16901	06/02/16	ABCPAR	ABC Parts, Inc	\$69.15	Vehicle Parts & Supplies
16902	06/02/16	ADPSCR	ADP Screening	\$873.41	Background Checks
16903	06/02/16	ALSCO	AlSCO	\$1,018.96	Door Mats
16904	06/02/16	APBYDE	APPLICATIONS BY DESIGN, INC.	\$575.00	Public Safety Database
16905	06/02/16	ARMFAC	Army & Factory Surplus	\$124.98	Boots for Uniform
16906	06/02/16	CENLIN	Century Link	\$977.58	Telephone Service
16907	06/02/16	COLMON	Colorado Mountain News Media	\$1,600.22	Classified Ads
16908	06/02/16	COLSPD	Colorado Special Districts	\$347.72	Insurance - Camp Van
16909	06/02/16	COMCAS	Comcast	\$196.77	Cable & Internet - Ranch Gate
16910	06/02/16	EAGLAN	Eagle County Landfill	\$2,742.74	Trash & Manure Disposal
16911	06/02/16	EAGVAL	Eagle Valley Temps	\$1,681.65	Temp Labor
16912	06/02/16	EDWARD	Edwards Building Center	\$86.27	Paint, Rebar, Pallets
16913	06/02/16	EMPCOS	Employers Council Services	\$666.08	Employment Law Posters
16914	06/02/16	HYSMIK	Mike Hyslop	\$149.98	Boots for Uniform
16915	06/02/16	LINNAT	Lincoln National Life Insuranc	\$464.05	Life Insurance Premiums
16916	06/02/16	MCDENG	McDowell Engineering, LLC	\$3,000.00	Traffic Study
16917	06/02/16	MCMASS	McMahan and Associates, LLC	\$9,750.00	Audit
16918	06/02/16	ROMOCU	Rocky Mountain Custom Landscap	\$20,733.58	Landscaping
16919	06/02/16	SELSTU	Stuart Seller	\$797.94	Refund Overpayment
16920	06/02/16	STAPLE	Staples Business Advantage	\$303.75	Toner, Pens, Paper, Markers
16921	06/02/16	UMB BAN	UMB Bank	\$300.00	Paying Agent Fees
16922	06/02/16	UNICOM	United Companies	\$556.70	Cement
16923	06/02/16	WHIALD	Whitehall's Alpine Distrib.	\$126.56	Fluids & Kits
16924	06/02/16	XEROX	Xerox	\$446.09	Copier Maintenance
16925	06/10/16	2VALTI	2 Valley Tire	\$623.00	Tires
16926	06/10/16	ABCPAR	ABC Parts, Inc	\$70.32	Vehicle Parts & Supplies
16927	06/10/16	BORCON	Borne Consulting	\$12,598.00	Engineering
16928	06/10/16	COLBAR	Colorado Barricade Co.	\$1,208.50	Street Signs
16929	06/10/16	COLSPD	Colorado Special Districts	\$768.87	Insurance - New Vehicles
16930	06/10/16	COMCAS	Comcast	\$155.00	Internet - Admin
16931	06/10/16	EAGLAN	Eagle County Landfill	\$985.46	Manure Disposal
16932	06/10/16	HOLCRO	Holy Cross Energy	\$3,129.27	Electricity
16933	06/10/16	ICESEA	Icenogle, Seaver, Pogue P.C.	\$8,373.00	Legal Fees
16934	06/10/16	MOUWAT	Mountain Water Works INC	\$3,949.20	Irrigation & Mowing
16935	06/10/16	OJWATS	O.J. Watson Equipment, Inc.	\$14,754.00	Sander - New Vehicle
16936	06/10/16	PORTER	Porter Hay	\$20,000.00	Hay
16937	06/10/16	SAFKLE	SAFETY-KLEEN SYSTEMS, INC	\$306.08	Solvent
16938	06/10/16	SANISA	San Isabel Telecom, Inc	\$567.34	Telephone Service
16939	06/10/16	THOFIN	Thompson Financial & Accountin	\$2,500.00	Accounting Services
16940	06/10/16	TOOCLI	Tool Clinic	\$60.58	Chainsaw Loop, Oil
16941	06/10/16	VAILHO	Vail Honeywagon, LTD	\$630.20	Dumpsters
16942	06/16/16	2VALTI	2 Valley Tire	\$125.92	Tires
16943	06/16/16	ABCPAR	ABC Parts, Inc	\$205.60	Vehicle Parts & Supplies
16944	06/16/16	AFFBEN	Affiliated Benefits Consultant	\$128.00	FSA Administration
16945	06/16/16	COLBAR	Colorado Barricade Co.	\$267.13	Stop Signs
16946	06/16/16	COLMON	Colorado Mountain News Media	\$1,445.00	Classified Ads
16947	06/16/16	COMCAS	Comcast	\$185.68	Cable & Internet - Divide Gate
16948	06/16/16	CYMFOR	Cyma Forms	\$508.20	Check Stock
16949	06/16/16	EAGRIV	Eagle River Water & Sanitation	\$2,478.69	Water
16950	06/16/16	EAGVAL	Eagle Valley Temps	\$1,012.88	Temp Labor
16951	06/16/16	EDWARD	Edwards Building Center	\$1,290.00	Fence Poles
16952	06/16/16	EYEMED	Eye Med	\$314.62	Vision Insurance
16953	06/16/16	FERENT	Ferguson Enterprises Inc	\$133.89	Plumbing Parts, Vent
16954	06/16/16	FREFOR	FreeForm LLC.	\$1,000.00	HR Consulting/Training
16955	06/16/16	HAYS	Hays Companies	\$1,250.00	Benefits Consultant
16956	06/16/16	HOLCRO	Holy Cross Energy	\$344.67	Electricity
16957	06/16/16	HONNEN	Honnen Equipment	\$599.00	Hose Clamp, Radiator, Hoses, Valve
16958	06/16/16	IDEAL	Ideal Fencing Corp.	\$104,150.00	Guiderail Installation - Capital Project
16959	06/16/16	MIDTRU	MIDWEST TRUCK PARTS & SERVICE	\$125.49	Fender

## AP Check Register (Current by Bank)

10:38:33 AM

Check Dates: 6/1/2016 to 6/30/2016

Check No.	Date	Vendor ID	Payee Name	Amount	Description
16960	06/16/16	MITCOM	Mitchell and Company	\$553.75	IT Services
16961	06/16/16	NORSMI	Norton & Smith, P.C.	\$276.00	Legal Fees
16962	06/16/16	ORKIN	Orkin	\$483.09	Pest Control
16963	06/16/16	R&SSTE	R & S Steel	\$8.50	Iron Cap
16964	06/16/16	SIGNDE	Sign Design, L.L.C.	\$282.00	Board Name Plates
16965	06/16/16	SOUGAS	Source Gas	\$968.43	Gas
16966	06/16/16	STAPLE	Staples Business Advantage	\$270.12	Toner, Sign Holders
16967	06/16/16	SUPRA	Supra	\$70.91	Supra Keys
16968	06/16/16	VERIZO	Verizon	\$763.28	Cell Phone Service
16969	06/23/16	AASEPT	A&A Septic Service, Inc.	\$395.00	Pump Out Holding Tank
16970	06/23/16	ABCPAR	ABC Parts, Inc	\$20.30	Vehicle Parts & Supplies
16971	06/23/16	AFLAC	AFLAC	\$541.26	Supplemental Insurance Premiums
16972	06/23/16	COMCAS	Comcast	\$197.43	Cable & Internet - Ranch Gate
16973	06/23/16	COMCON	Controlled Entry Distributors	\$4,842.50	License Plate Transponders
16974	06/23/16	EAGVAL	Eagle Valley Temps	\$987.90	Temp Labor
16975	06/23/16	EDWARD	Edwards Building Center	\$107.55	Screws, Bolts, Washers
16976	06/23/16	GUARD	Guardian	\$2,035.79	Dental Insurance Premiums
16977	06/23/16	MITCOM	Mitchell and Company	\$300.00	IT Services
16978	06/23/16	NAPAGY	NAPA	\$79.32	Filter, Seals
16979	06/23/16	ROMOCU	Rocky Mountain Custom Landscap	\$86.70	Landscaping
16980	06/23/16	SANJUA	San Juan Sweeping & Striping	\$3,956.95	Stiping - Parking Lots & Roads
16981	06/23/16	STAPLE	Staples Business Advantage	\$224.45	Toner, Pens, Paper, Clip Board
16982	06/23/16	TOOCLI	Tool Clinic	\$41.49	Throttle Cable
16983	06/23/16	UNIHEA	United Healthcare	\$26,966.50	Health Insurance Premiums
16984	06/23/16	WHIALD	Whitehall's Alpine Distrib.	\$637.05	Fluids & Kits

BANK 1 REGISTER TOTAL: \$279,973.72GRAND TOTAL : \$279,973.72

Cordillera Metropolitan District  
Transfers  
June 2016

Date	From Account	To Account	Amount	Description
6/3/2016	CMD Payroll	ADP	\$ 307.94	Payroll Fees
6/9/2016	CMD Payroll	ADP	\$ 293.53	Garnishment Payments
6/9/2016	CMD Payroll	ADP	\$ 17,304.04	Tax Payment
6/9/2016	CMD Payroll	ADP	\$ 79,437.65	Payroll
6/17/2016	CMD Payroll	ADP	\$ 356.08	Payroll Fees
6/23/2016	CMD Payroll	ADP	\$ 293.53	Garnishment Payments
6/23/2016	CMD Payroll	ADP	\$ 15,405.58	Tax Payment
6/23/2016	CMD Payroll	ADP	\$ 76,607.41	Payroll
6/2/2016	CMD Operating	Bank of America	\$ 203.77	Pay Credit Card
6/2/2016	CMD Operating	Bank of America	\$ 255.97	Pay Credit Card
6/2/2016	CMD Operating	Bank of America	\$ 1,812.68	Pay Credit Card
6/2/2016	CMD Operating	Bank of America	\$ 6,173.81	Pay Credit Card
6/9/2016	CMD Operating	CMD Payroll	\$ 96,000.00	Fund Payroll Account
6/9/2016	CMD Operating	CMD Flex Ben	\$ 4,000.00	Fund FSA Account
6/10/2016	CMD Operating	Security Benefit	\$ 13,537.83	Submit Retirement Contributions
6/13/2016	CMD Operating	Security Benefit	\$ 15,145.21	Submit Retirement Contributions
6/23/2016	CMD Operating	CMD Payroll	\$ 95,000.00	Fund Payroll Account



RACHEL OYS

Cash Rewards

May 09, 2016 - June 08, 2016

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

Payment Information	
New Balance Total .....	\$250.73
<b>Minimum Payment Due .....</b>	<b>\$10.00</b>
<b>Payment Due Date .....</b>	<b>07/05/16</b>
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01	
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.	

Account Summary	
Previous Balance .....	\$1,812.68
Payments and Other Credits .....	-\$1,812.68
Balance Transfer Activity .....	\$0.00
Cash Advance Activity .....	\$0.00
Purchases and Other Charges .....	\$250.73
<b>Fees Charged .....</b>	<b>\$0.00</b>
<b>Finance Charge .....</b>	<b>\$0.00</b>
New Balance Total .....	\$250.73
Credit Limit .....	\$20,000
Credit Available .....	\$19,749.27
Statement Closing Date .....	06/08/16
Days in Billing Cycle .....	31

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
06/01	06/01	BA ELECTRONIC PAYMENT	15373400000847000026917	-1,812.68
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$1,812.68</b>
<b>Purchases and Other Charges</b>				
05/09	05/05	LOADED JOES AVON AVON CO	55417346127641273033990	31.85
05/09	05/06	PAYPAL *SDA OF CO 4029357733 CO	55429506127894283200837	150.00
05/26	05/26	COSTCO.COM *ONLINE 800-955-2292 WA	55432866147000913072989	68.88
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$250.73</b>

May 09, 2016 - June 08, 2016

New Balance Total ..... \$250.73  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 07/05/16**

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

RACHEL OYS  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
 or make your payment online at  
 www.bankofamerica.com

### Finance Charge Calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

### Important Messages

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

### Cash Rewards for Business Summary

Beginning Balance	41.69	Monthly Bonus	0.32
Earned	2.51	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>44.52</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)



BERNIECE GUTIERREZ  
May 09, 2016 - June 08, 2016

Cash Rewards

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
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**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

Payment Information	
New Balance Total .....	\$229.11
<b>Minimum Payment Due .....</b>	<b>\$10.00</b>
<b>Payment Due Date .....</b>	<b>07/05/16</b>
<b>Late Payment Warning:</b> If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance: \$19.00 for balance less than \$100.01 \$29.00 for balance less than \$1,000.01 \$39.00 for balance less than \$5,000.01 \$49.00 for balance greater than \$5,000.01	
<b>Minimum Payment Warning:</b> If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.	

Account Summary	
Previous Balance .....	\$203.77
Payments and Other Credits .....	-\$203.77
Balance Transfer Activity .....	\$0.00
Cash Advance Activity .....	\$0.00
Purchases and Other Charges .....	\$229.11
<b>Fees Charged .....</b>	<b>\$0.00</b>
<b>Finance Charge .....</b>	<b>\$0.00</b>
New Balance Total .....	\$229.11
Credit Limit .....	\$30,000
Credit Available .....	\$29,770.89
Statement Closing Date .....	06/08/16
Days in Billing Cycle .....	31

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
06/01	06/01	BA ELECTRONIC PAYMENT	15373400000847000026891	- 203.77
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$203.77</b>
<b>Purchases and Other Charges</b>				
05/23	05/20	CITY-MARKET #0434 EAGLE CO	05436846141300157415954	49.41
05/26	05/25	TM *COLORADO ROCKIES 303-762-5491 CA	55432866146000641493201	113.50
05/26	05/25	CITY-MARKET #0434 EAGLE CO	05436846146300155393380	18.26
05/26	05/25	MOUNTAIN MAN NUT & FRU AVON CO	75428176146530804080666	24.99

May 09, 2016 - June 08, 2016

New Balance Total ..... \$229.11  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 07/05/16**

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

BERNIECE GUTIERREZ  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

Enter payment amount

\$ [input field]

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
or make your payment online at  
www.bankofamerica.com



### Transactions

Posting Date	Transaction Date	Description	Reference Number	Amount
06/03	06/02	USPS 07052205230313753 AVON CO	05410196154418207577542	22.95
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$229.11</b>

### Finance Charge Calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

### Important Messages

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

### Cash Rewards for Business Summary

Beginning Balance	2.04	Monthly Bonus	0.00
Earned	2.28	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>4.32</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)



KIRK PLISKE  
May 09, 2016 - June 08,  
2016

Cash Rewards

Cardholder Statement

**Account Information:**  
www.bankofamerica.com

**Mail Billing Inquiries to:**  
BANK OF AMERICA  
PO BOX 982238  
EL PASO, TX 79998-2238

**Mail Payments to:**  
BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

**Customer Service:**  
1.800.673.1044, 24 Hours

**TTY Hearing Impaired:**  
1.888.500.6267, 24 Hours

**Outside the U.S.:**  
1.509.353.6656, 24 Hours

**For Lost or Stolen Card:**  
1.800.673.1044, 24 Hours

**Business Offers:**  
www.bankofamerica.com/mybusinesscenter

**Payment Information**

New Balance Total ..... \$798.34  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 07/05/16**

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a fee based on the outstanding balance:  
 \$19.00 for balance less than \$100.01  
 \$29.00 for balance less than \$1,000.01  
 \$39.00 for balance less than \$5,000.01  
 \$49.00 for balance greater than \$5,000.01

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance.

**Account Summary**

Previous Balance ..... \$255.97  
 Payments and Other Credits ..... -\$255.97  
 Balance Transfer Activity ..... \$0.00  
 Cash Advance Activity ..... \$0.00  
 Purchases and Other Charges ..... \$798.34  
**Fees Charged ..... \$0.00**  
**Finance Charge ..... \$0.00**

New Balance Total ..... \$798.34  
 Credit Limit ..... \$30,000  
 Credit Available ..... \$29,201.66  
 Statement Closing Date ..... 06/08/16  
 Days in Billing Cycle ..... 31

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
<b>Payments and Other Credits</b>				
06/01	06/01	BA ELECTRONIC PAYMENT	15373400000847000026925	- 255.97
<b>TOTAL PAYMENTS AND OTHER CREDITS FOR THIS PERIOD</b>				<b>-\$255.97</b>
<b>Purchases and Other Charges</b>				
05/13	05/12	Amazon.com AMZN.COM/BILLWA	55432866133000742790914	86.54
05/13	05/12	Amazon.com AMZN.COM/BILLWA	55432866133000800379626	216.35
05/19	05/18	AMAZON.COM AMZN.COM/BI AMZN.COM/BILLWA	55310206139083217772922	89.47
06/01	05/31	SP * CUTRATEBATTERIES 8664136862 TN	55429506152637001152451	162.00

May 09, 2016 - June 08, 2016

New Balance Total ..... \$798.34  
**Minimum Payment Due ..... \$10.00**  
**Payment Due Date ..... 07/05/16**

BUSINESS CARD  
PO BOX 15796  
WILMINGTON, DE 19886-5796

KIRK PLISKE  
CORDILLERA METROPOLITAN  
408 CARTERVILLE RD  
CORDILLERA, CO 81632-629308

Enter payment amount

\$

Check here for a change of mailing address or phone numbers. Please provide all corrections on the reverse side.

Mail this coupon along with your check payable to:  
**BUSINESS CARD,**  
 or make your payment online at  
 www.bankofamerica.com

**Transactions**

Posting Date	Transaction Date	Description	Reference Number	Amount
06/01	05/31	TRAFFIC SAFETY STORE	06107019366 PA	243.98
<b>TOTAL PURCHASES AND OTHER CHARGES FOR THIS PERIOD</b>				<b>\$798.34</b>

**Finance Charge Calculation**

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

	Annual Percentage Rate	Balance Subject to Interest Rate	Finance Charges by Transaction Type
PURCHASES	11.99%	\$0.00	\$0.00
CASH	24.49% V	\$0.00	\$0.00

V = Variable Rate (rate may vary), Promotional Balance = APR for limited time on specified transactions.

**Important Messages**

Your credit card now has an added security feature. To learn more about EMV chip card technology, visit [bankofamerica.com/businesschipcard](http://bankofamerica.com/businesschipcard).

**Cash Rewards for Business Summary**

Beginning Balance	2.56	Monthly Bonus	0.00
Earned	7.98	Transferred In	0.00
Redeemed	0.00	Transferred Out	0.00
Adjustments	0.00	<b>Ending Balance</b>	<b>10.54</b>

To redeem your cash rewards call 1.800.673.1044, or visit [www.bankofamerica.com](http://www.bankofamerica.com)

**Account Name: Bank of America Business Mastercard - 2131**

**Account Summary as of 07/07/2016**

**Current balance: \$11,990.39**  
 Cash balance: \$0.00  
 Available credit for purchases: \$8,009.61  
 Available credit for cash advances: \$4,000.00  
 Pending transactions: \$0.00

**Rewards**

Total Rewards:  
**\$0.00 Cash Rewards**

**Account Details**

**Credit limit: \$20,000.00**  
 Cash credit line: \$4,000.00  
 Amount over limit: \$0.00  
 Last payment date: 07/01/2016  
 Last payment: \$3,030.73

**Pay This Account**

Statement balance: **\$3,030.73**  
 Statement closing date: **06/08/2016**  
 Payment due date: **07/05/2016**  
 Total minimum payment due: **\$0.00**

Go to: June 08, 2016

Date	Description	Amount
06/08/2016	VEHICLE REGISTRATI	\$11.50
06/06/2016	RBT KUM & GO #907	-\$0.60
06/03/2016	KUM & GO #907	\$60.05
06/03/2016	ADOBE *CREATIVE CLOUD	\$69.99
06/02/2016	MATCO TOOLS	\$105.00
06/02/2016	ADOBE *ACROPRO SUBS	\$29.98
06/01/2016	BA ELECTRONIC PAYMENT	-\$6,173.81
05/30/2016	IN *AMERICAN LEAK DETE	\$325.00
05/27/2016	RIVERWALK WINE SPIRIT	\$81.88
05/26/2016	SPORTS AUTHORITY 0138	\$32.51
05/26/2016	CORDILLERA PROPERTY OW	\$200.62
05/25/2016	TURBOBRIDGE	\$9.95
05/25/2016	SHERWIN WILLIAMS 70737	\$124.13
05/25/2016	RIO GRANDE BMD WOLCOTT	\$27.14
05/24/2016	MSFT * E03002775K	\$340.00
05/24/2016	MSFT * E03002765J	\$112.00
05/24/2016	MSFT * E0300274CM	\$228.00
05/24/2016	AMAZON MKTPLACE PMTS	-\$9.99
05/24/2016	AMAZON MKTPLACE PMTS	-\$30.97
05/19/2016	CO GOVT SERVICES	\$37.58
05/18/2016	ROCKY MOUNTAIN ATV-MC	\$395.52
05/18/2016	CUMMINS ROCKY MOUNTAIN	\$683.00

Date	Description	Amount
05/13/2016	TURBOBRIDGE	\$9.95
05/12/2016	AMAZON MKTPLACE PMTS	\$30.97
05/12/2016	SHERWIN WILLIAMS #7370	\$34.18
05/11/2016	ON DEMAND /MAIL QUICK	\$107.70
05/10/2016	AMAZON MKTPLACE PMTS	\$15.64
05/10/2016	Amazon.com	-\$14.39
05/09/2016	Amazon.com	\$14.39

CORDILLERA METROPOLITAN DISTRICT  
 REGULAR BOARD MEETING MINUTES  
 FRIDAY, 20 MAY 2016  
 0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Regular Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held on Friday, 20 May 2016 in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Robert Egan, President  
 David Bentley, Vice-President  
 Judith McBride, Treasurer

Via Telephone: Kitty George, Assistant Treasurer & Assistant Secretary

Absent: David Davies, Secretary

**ALSO PRESENT**

CPOA Board Members: Ed Shriner; Nanette Kuich, Rand Garbacz, Rick Smith (via telephone) and Lois Bruce (via telephone)

Others Present: Rachel Oys, General Manager; Jon Erickson, Finance Director; Bart Sigler, Community Operations Director; Berniece Gutierrez, Human Resources and Administrative Services Manager; Joe Helminski, Recreation Director; Jaime Walker, Communications Manager; Tracy Stowell, Executive Coordinator; Cindy Moran, newly elected Director on the Eagle River Fire Protection District; and Todd Goulding, Goulding Development Advisors (arrived at 8:40 a.m., left at 9:37 a.m.).

**CALL TO ORDER**

Director Egan called to order the Regular Meeting of the Cordillera Metropolitan District at 8:34 a.m.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Egan noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

**OATH OF OFFICE**

David Bentley gave his Oath of Office. Shay Cahill, Public Notary, was on site to Notarize all paperwork involved.

**SEATING OF OFFICERS**

Director Bentley nominated the following to serve as Cordillera Metropolitan District Board Officers:

<ul style="list-style-type: none"> <li>• Bob Egan – President Term to May 2018</li> </ul>	<ul style="list-style-type: none"> <li>• David Bentley – Vice President Term to May 2018</li> </ul>
<ul style="list-style-type: none"> <li>• Judy McBride – Treasurer Term to May 2018</li> </ul>	<ul style="list-style-type: none"> <li>• David Davies – Secretary Term to May 2020</li> </ul>

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Kitty George – Assistant Treasurer/<br/>Assistant Secretary<br/>Term to May 2020</li> </ul> |  |
|--|--|

Director Bentley moved to approve the nominations presented. Seconded by Director George.  
Upon motion duly made and seconded, the Board voted unanimously.  
**Approved** the Cordillera Metropolitan District Board Officers.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.**

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**

**20 May 2016 Regular Meeting Agenda**

One item was added to the agenda: Vail Gondola Club Membership Reciprocated Benefit as a joint agenda item.

Director Bentley moved to approve the 20 May 2016 Regular Meeting Agenda. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the 20 May 2016 Regular Meeting Agenda.

**APPROVAL OF CONSENT AGENDA ITEMS**

**Ratification of April 2016 Payables**

Director Bentley moved to approve the April 2016 Consent Agenda Items. Seconded by Director George.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the consent agenda items, as presented.

**APPROVAL OF MINUTES**

**15 April 2016 Regular Meeting Minutes**

Director Bentley moved to approve the 15 April 2016 Regular Meeting Minutes. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the 15 April 2016 Regular Meeting Minutes, as presented.

**PUBLIC INPUT ON NON-AGENDA ITEMS**

Director Shriner wanted to thank everyone who participated in the Red Draw Ranch application process with their feedback. 64 letters were submitted with 62 of those opposed and 2 in support.

Director Shriner shared an email that Tom Wilner sent to all the CMD and CPOA Board Members. The letter is as follows:

*To CPOA and CMD boards:*

*I would like to make a recommendation for your consideration.*

*Unfortunately, property values in Cordillera remain depressed compared to values in neighboring communities. That fact was confirmed to me recently by a real estate appraiser in the area. We can all guess at the causes -- e.g., the recent bankruptcy of the club, inaccessibility to ski areas, deterioration of the Lodge, lack of a first-class*

*athletic facility, etc. In fact, one of the justifications for the proposed remodeling of the athletic center was that it would increase property values. Rather than guessing at the possible causes of the problem, however, and coming up with our own solutions, I believe it would make sense for us to take a more systematic and business-like approach. I would suggest that we spend a bit of money to hire a firm to examine the reasons why our property values are depressed and to suggest possible solutions to the problem. I understand that the CPOA will have a reserve of approximately \$4 million, at least some of which can be spent addressing this problem, and the CMD may have additional funds available. Whatever money we spend should be spent wisely and in accordance with professional advice where it can make the greatest difference.*

*I would appreciate it if you would consider this suggestion and also pass this email on to any member of your board whom I have failed to include.*

Director Kuich stated that if we hire a consultant to examine the reasons why property values are depressed, we must find someone who appreciates the market we have with our open space, geography and wildlife. She also stated that two other communities in Edwards (Singletree and Homestead) have both completed a remodel of its facilities. Director Egan agreed that the Cordillera community is a distance from the ski resorts. He also requested information on what the cost of bringing back the shuttle from Cordillera to the resorts would be. Bart stated that it was around \$300-\$500K. Director Egan would like to see a break-down of those numbers during the budget process. Director Smith suggested that we look outside the valley for a real estate consultant. Cindy Moran stated that Vail Resorts is changing their demographic target audience and we should consider this during our process.

Director Kuich wanted to let staff know that the short course is looking good.

### **CMD and CPOA Joint Agenda Items**

#### **Vail Gondola Club Membership**

Director Shriner met with Mike Henritze, General Manager at The Club at Cordillera, regarding a membership for Rachel Oys, General Manager at Cordillera, as part of her benefits/compensation package. Director Shriner expressed the importance of Rachel becoming a part of the community in which she leads and having the option to attend and participate in events as a club member. In a quid pro quo, Board members can provide a membership to the General Manager of the Club at Cordillera to the Vail Gondola Club.

Director Egan moved to approve a Vail Gondola Club membership for a membership to The Club at Cordillera for both General Managers. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board unanimously by those present.

**Approved** the Vail Gondola Club agenda item, as presented.

### **CMD ANNOUNCEMENTS/UPDATES/ACTION ITEMS**

#### **Financial Statements**

Jon Erickson, Finance Director, provided an update on the financial statements.

#### **Draft 2015 Audited Financial Statements**

Jon Erickson, Finance Director, provided information on the Draft 2015 Audited Financial Statements.



Director Bentley moved to approve the Draft 2015 Audited Financial Statements. Seconded by Director George.

Upon motion duly made and seconded, the Board unanimously by those present.  
**Approved** the agenda item, as presented.

**ADJOURNMENT**

Director Bentley moved to adjourn the Regular Meeting of the Cordillera Metropolitan District. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously to  
**Adjourn** the Regular Meeting of the Cordillera Metropolitan District at 10:14 a.m. on  
Friday, 20 May 2016.

Respectfully submitted,

---

Tracy Stowell  
Executive Coordinator

CORDILLERA METROPOLITAN DISTRICT  
SPECIAL BOARD MEETING MINUTES  
TUESDAY, 31 MAY 2016  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held on Tuesday, 31 May 2016 in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Robert Egan, President  
Judith McBride, Treasurer  
Kitty George, Assistant Treasurer & Assistant Secretary  
David Bentley, Vice President

Absent: David Davies, Secretary

**ALSO PRESENT**

CPOA Board Members: Ed Shriner; Nanette Kuich, Rand Garbacz, Rick Smith and Lois Bruce (via telephone)

Others Present: Rachel Oys, General Manager; Alan Pogue, Legal Counsel

**CALL TO ORDER**

Director Egan called to order the Special Meeting of the Cordillera Metropolitan District at 2:00 p.m.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Egan noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.**

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**

**May 31, 2016 Regular Meeting Agenda**

Director McBride moved to approve the 31 May 2016 Special Meeting Agenda. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously.

**Approved** the 31 May 2016 Special Meeting Agenda.

**PUBLIC INPUT ON NON-AGENDA ITEMS**

Public input was received from Cordillera property owners Scott Cameron, Jeffrey Clinton, Jeanne Quagliano, and Lainie Edinberg.

### **CMD EXECUTIVE SESSION**

2:23 p.m. Director Egan and Director McBride moved to enter Executive Session. Pursuant to 24-6-404(4)(b) C.R.S. to receive legal advice from legal counsel regarding the Lodge and Spa at Cordillera.  
4:00 p.m. Director Egan and Director McBride move to conclude Executive Session.  
Present: Ed Shriner; Nanette Kuich, Rick Smith, Lois Bruce, Rachel Oys, Alan Pogue

### **CONTINUATION**

Director Bentley moved to continue the meeting until Friday, 3 June 2016 at 3:00 p.m. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously to  
**Continue** the Special Meeting of the Cordillera Metropolitan District until Friday, 3 June 2016 at 3:00 p.m.

### **CALL TO ORDER**

Director Egan called to order the Special Meeting of the Cordillera Metropolitan District at 3:04 p.m.

### **DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Egan noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

### **PUBLIC INPUT ON NON-AGENDA ITEMS**

Joel Kaye asked a question about the Concerted Care Group meeting with Eagle County.

### **CMD EXECUTIVE SESSION**

3:10 p.m. Director Egan and Director McBride moved to enter Executive Session. Pursuant to 24-6-404(4)(b) C.R.S. to receive legal advice from legal counsel regarding the Lodge and Spa at Cordillera.  
4:20 p.m. Director Egan and Director McBride move to conclude Executive Session.  
Present: Ed Shriner; Nanette Kuich, Rick Smith, Lois Bruce, Rachel Oys, Alan Pogue, Jon Erickson

### **MOTION TO FORMALIZE TERMS WITH LEGAL COUNSEL**

Director Bentley moved to authorized staff to finalize terms with Lew Halstead of Johnson & Repucci LLP and engage as legal counsel. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously to  
**Authorize** staff to finalize terms with Lew Halstead of Johnson & Repucci LLP and engage as legal counsel.

### **MOTION TO PROCEED WITH APPEAL OF EAGLE COUNTY STAFF RULING**

Director George moved to authorize staff and legal counsel to proceed with the appeal of the Eagle County staff ruling and to engage local counsel and expert consultants as necessary. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously to  
**Authorize** staff and legal counsel to proceed with the appeal of the Eagle County staff ruling and to engage local counsel and expert consultants as necessary.

### **ADJOURNMENT**

Director Bentley moved to adjourn the Special Meeting of the Cordillera Metropolitan District. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously to **Adjourn** the Special Meeting of the Cordillera Metropolitan District at 4:40 p.m. on Friday, 3 June 2016.

Respectfully submitted,

---

Jon Erickson  
Finance Director

DRAFT

CORDILLERA METROPOLITAN DISTRICT  
SPECIAL BOARD MEETING MINUTES  
WEDNESDAY, 29 JUNE 2016  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held on Wednesday, 29 June 2016 in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Robert Egan, President  
Judith McBride, Treasurer  
Kitty George, Assistant Treasurer & Assistant Secretary  
David Bentley, Vice President  
David Davies, Secretary

**ALSO PRESENT**

CPOA Board Members: Ed Shriner; Nanette Kuich, Rick Smith and Lois Bruce

Others Present: Rachel Oys, General Manager; Alan Pogue, Legal Counsel

**CALL TO ORDER**

Director Egan called to order the Special Meeting of the Cordillera Metropolitan District at 5:00 p.m.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Egan noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.**

All board members acknowledged receiving notice of the regular meeting at least 72 hours in advance. No conflicts of interest were noted.

**CMD EXECUTIVE SESSION**

5:05 p.m. Director Egan and Director McBride moved to enter Executive Session. Pursuant to 24-6-404(4)(b) C.R.S. to receive legal advice from legal counsel regarding the Lodge and Spa at Cordillera.  
7:30 p.m. Director Egan and Director McBride move to conclude Executive Session.  
Present: Ed Shriner; Nanette Kuich, Rick Smith, Lois Bruce, Rachel Oys, Alan Pogue

**ADJOURNMENT**

Director Egan moved to adjourn the Special Meeting of the Cordillera Metropolitan District. Seconded by Director McBride.

Upon motion duly made and seconded, the Board voted unanimously to  
**Adjourn** the Special Meeting of the Cordillera Metropolitan District at 7:30 p.m. on  
Wednesday, 29 June 2016.

Respectfully submitted,

---

Jon Erickson  
Finance Director

DRAFT

CORDILLERA METROPOLITIAN DISTRICT  
SPECIAL BOARD MEETING MINUTES  
THURSDAY, 30 JUNE 2016  
32138 US-6, EDWARDS, COLORADO

A Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held on Thursday, 30 June 2016, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Bob Egan, President  
David Bentley, Vice President  
Judith McBride, Treasurer  
David Davies, Secretary  
Kitty George, Assistant Secretary & Assistant Treasurer

**ALSO PRESENT**

CPOA Board Members: Ed Shriner, Rand Garbacz, Nanette Kuich, Lois Bruce, and Rick Smith

Others Present: Alan Pogue, Icenogle Seaver Pogue, P.C.; Lew Harstead, Johnson & Repucci; Rachel Oys, General Manager; Jon Erickson, Finance Director; Joe Helminski, Recreation Director; Aubrey Dreessen, Recreation Assistant Manager; Jaime Walker, Communications Manager; Ben Dodd, Marketing Assistant; Kirk Pliske, Public Safety Director; Stacey Worley, Office Coordinator; Trevor Broersma, Facilities and Operations Manager; Joanne Kelley, Operations Supervisor; and Tracy Stowell, Executive Coordinator.

**CALL TO ORDER**

Director Egan called to order the Special Meeting of the Cordillera Metropolitan District at 9:06 a.m.

**APPROVAL OF AGENDA**

**30 June 2016 Special Meeting Agenda**

Director Bentley moved to approve the 30 June 2016 Special Meeting Agenda. Seconded by Director McBride.

Upon motion duly made and seconded, the Board unanimously by those present. **Approved** the 30 June 2016 Special Meeting Agenda, as presented.

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Egan noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

**ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCEMENT OF THE MEETING.**

All board members acknowledged receiving notice of the special meeting at least 72 hours in advance. No conflicts of interest were noted.

**CMD and CPOA Joint Agenda Items**

**OPENING REMARKS FROM CMD AND CPOA BOARD PRESIDENTS**

Director Shriner thanked everyone for participating in this public comment session. He stated that this is a community wide concern and that we are all here as the Cordillera Community.

Director Egan spoke to the community members regarding the timeline of events pertaining to the pending sale of the Lodge and Spa at Cordillera.

**LEGAL UPDATE REGARDING THE PENDING SALE OF THE LODGE AND SPA AT CORDILLERA**

Alan Pogue, Icenogle Seaver Pogue, gave brief opening comments including:

As a community we feel that the use of the Lodge property for any purpose that does not support and enhance a resort residential community is incompatible, and would divest the community of a vital amenity, which has always been the centerpiece of Cordillera.

Property owners have expressed concerns that the proposed use excludes the Lodge and Spa from the community, depriving them access and enjoyment to a quintessential Cordillera amenity on which the community was founded.

The appeal process will be heard before the Board of County Commissioners, a date for the hearing has not been set. The community will be notified of the hearing date as soon as it is scheduled.

We appreciate the active participation of the property owners in communicating to the County that the use of the Lodge property for any purpose that does not support and enhance a resort residential community is impermissible under the PUD.

Many of the property owners have submitted comments reflecting on the role that the Lodge and Spa at Cordillera has played and does play in your lives (i.e. the access to spa facilities, pool, fitness facilities, food and beverage services, all of commercial nature, and all are compatible with sustaining a residential resort community). Communications from the community that emphasizes the loss of such an integral amenity is most helpful. All uses within Cordillera are required to be consistent with, support and promote a resort residential community.

Lew Harstead, Johnson & Rupucci, provided the following update:

The Cordillera Metro District (CMD) and Cordillera Property Owners Association (CPOA) submitted a joint appeal to the Eagle County Board of County Commissioners on June 29,



2016, regarding the interpretation of the permitted uses on the Lodge Parcel and Village Center Parcel on which the Lodge and Spa at Cordillera is located.

Concerted Care Group Management, a Baltimore based company, has a contract with Behringer Harvard to purchase the Lodge and Spa at Cordillera. CCG's intention is to create and operate an inpatient care facility that provides services for mental health, substance abuse, weight management and nutrition.

CCG's representatives met with the county to receive an interpretation of Cordillera's PUD Guide which states that the following is a permitted use: "Medical Offices/Facilities, limited to clinic and outpatient facilities for non-critical care, including, without limitation, for outpatient plastic surgery and other cosmetic procedures." Cordillera received an interpretation letter from Eagle County's Managing Director of Community Development on June 1, 2016 that states that 'clinics' are clearly an allowable use for non-critical care; which may provide inpatient clinical facilities. 'Outpatient facilities' for non-critical care are likewise allowed as a use-by-right" pursuant to the Cordillera PUD.

CMD and CPOA maintain that the proposed use of the Lodge and Spa at Cordillera contemplated by the purchaser is not a permissible use under the Cordillera PUD which regulates land use within Cordillera.

The appeal identifies that Eagle County's Managing Director of Community Development erred in determining the developer's proposed use represents a use-by-right. The appeal claims that the Director's interpretation is directly inconsistent with the central purposes of the Cordillera PUD; the Director failed to consider the legal intent governing the use of the Lodge and Village Center Parcels; the Director failed to apply the actual language of the Cordillera PUD; and the Director's interpretation effectively represents a wrongful major modification of the Cordillera PUD. Lew stated that the Director erred in his determination that CCG's proposed use represent a use-by right in the Cordillera AID. Accordingly, the County Commissioners should properly exercise their jurisdictional and discretion in order to reverse the determination of the Director.

#### **QUESTIONS/COMMENTS FROM THE PUBLIC**

Lew Harstead, Alan Pogue and Board members facilitated questions and comments from the public, including: Tom Wilner, Laine Edinburg, Larry Kyte, Carole Schragen, Dallas Hixton, Larry Feldman, Jeffrey Byrne, Jeanne Quagliano, Eddie Dease, Craig Dermody, Suzanne Hoffman, Martin Sosland, Valerie Mesch, Ann Wilson, Eric Jung, Craig Dermody, and Ruth Bucher.

#### **ADJOURNMENT**

Director Bentley moved to adjourn the special meeting of the Cordillera Metropolitan District. Seconded by Director McBride.

Upon motion duly made and seconded, the Board unanimously agreed to

**Adjourn** the Special Meeting of the Cordillera Metropolitan District at 10:49 a.m. on Thursday, 30 June 2016.

Respectfully submitted,

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Tracy Stowell  
Executive Coordinator

DRAFT

## CPOA Financial Highlights

**NOTE: Straight-line projection through May is 42% of budgeted amount. Gondola Club is 60% of budgeted amount.**

### Reporting Exceptions:

#### Revenues

No Exceptions to Report

#### Expenditures

No Exceptions to Report

### Budget Adjustments:

	2016 Original Budget	2016 Projected Budget	2016 Revised Budget	Increase Decrease Budget	Reason For Change
General Fund					
Revenues					
Items Less than \$500				500	
Total Revenues				500	
Expenditures					
Operating					
Items less than \$500					
Marketing - Public Relations	65,695	65,695	95,695	30,000	PR contract continuation
Athletic Ceter					
Items less than \$500				125	
Trailhead					
Items less than \$500					
Facilities R&M	3,978	3,978	4,700	722	Pool repairs
Total Expenditures				30,847	
Increase/(Decrease) in Fund Balance				(30,347)	

**Cordillera Metro District and Cordillera Property Owners Association  
Schedule of Revenue & Expenditures and Changes in Fund Balance  
2016 Projected Actual**

	12/31/2015 Unaudited Fund Bal	2016 Projected Actual			Increase (Decrease) Fund Bal	12/31/2016 Projected Fund Bal
		Revenues	Expenditures	Transfers In/Out		
<b>CMD</b>						
General or Operating Fund	2,068,390	5,317,482	(4,160,421)	(1,032,000)	125,061	2,193,451
CMD - Debt Service Fund	149,379	1,757,094	(2,091,383)	333,157	(1,132)	148,247
CMMD - Debt Service Fund	135,870	749,908	(842,721)	44,453	(48,360)	87,510
CMD Debt Service Reserve Fund	145,108	0		22,390	22,390	167,498
Water Enterprise Fund	1,822,024	247,000	0		247,000	2,069,024
Capital Projects Fund	194,076	6,749	(1,047,704)	1,032,000	(8,955)	185,121
Equestrian Center Fund	125,109	321,122	(368,833)		(47,711)	77,398
	4,639,956	8,399,355	(8,511,062)	400,000	288,293	4,928,249
<b>CPOA</b>						
Operating Fund	402,525	3,149,959	(3,462,423)	312,464	0	402,525
Capital & Debt Reserve	2,278,307	1,250,000	(408,725)	(712,464)	128,811	2,407,118
	2,680,832	4,399,959	(3,871,148)	(400,000)	128,811	2,809,643

Cordillera Property Owners Association  
 General Fund  
 Statement of Revenue, Expenditures and Changes in Fund Balance  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual	2016 Original Budget	2016 Projected Actual	YTD Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Assessments	2,150,500	2,150,000	2,141,600	2,142,500	900	100%
Communications Contributions	33,035	61,074	61,074	0	(61,074)	0%
DRB Revenue	78,283	65,650	65,650	29,396	(36,254)	45%
Community Assets	135,478	115,969	115,969	1,640	(114,329)	1%
Vail Gondola Club Revenue	663,956	635,195	637,380	620,065	(17,315)	97%
Other Revenue	134,480	127,786	128,286	42,608	(85,678)	33%
<b>Total Revenues</b>	<b>3,195,733</b>	<b>3,155,674</b>	<b>3,149,959</b>	<b>2,836,209</b>	<b>(313,750)</b>	<b>90%</b>
<b>Expenditures</b>						
<b>Administrative Expenses</b>						
Administration Contract CMD	1,258,267	1,145,175	1,190,923	595,147	595,777	50%
River Parcel Management	27,096	26,215	26,215	4,944	21,271	19%
DRB Expenses	62,841	71,440	71,440	19,420	52,020	27%
Other Operating Expenses	260,625	181,724	182,174	59,033	123,141	32%
Trash and Recycle Program	124,003	130,545	130,545	50,624	79,921	39%
Vail Gondola Club	617,129	589,822	589,830	296,500	293,329	50%
Community Assets	941,670	947,506	948,631	468,835	479,796	49%
Communications	270,083	293,418	323,418	80,926	242,492	25%
<b>Total Administrative Expenses</b>	<b>3,561,714</b>	<b>3,385,844</b>	<b>3,463,175</b>	<b>1,575,428</b>	<b>1,887,747</b>	<b>45%</b>
Post Office Revenue	41,414	37,634	37,634	14,626	23,008	39%
Post Office Expenses	39,638	36,882	36,882	14,259	22,623	39%
<b>Net Post Office Revenue (Expense)</b>	<b>1,776</b>	<b>752</b>	<b>752</b>	<b>366</b>	<b>386</b>	
<b>Total Expenditures</b>	<b>3,559,938</b>	<b>3,385,092</b>	<b>3,462,423</b>	<b>1,575,062</b>	<b>1,887,361</b>	<b>45%</b>
<b>Revenue Over (Under) Expenditures</b>	<b>(364,205)</b>	<b>(229,418)</b>	<b>(312,464)</b>	<b>1,261,148</b>	<b>1,573,612</b>	
Beginning Fund Balance	402,525	402,525	402,525	402,525		
Transfer From (To) the Capital Reserve	364,205	229,418	312,464	0	312,464	
<b>Ending Available Cash Balance</b>	<b>402,525</b>	<b>402,525</b>	<b>402,525</b>	<b>1,663,673</b>	<b>1,261,148</b>	

Cordillera Property Owners Association  
Debt Service & Capital Reserve Fund  
Statement of Revenue, Expenditures and Changes in Fund Balance  
Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
May 31, 2016

	2015 Actual	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenue</b>						
<b>Real Estate Transfer Assessments</b>	1,334,461	1,250,000	1,250,000	299,156	(950,844)	23.9%
Interest Income						
<b>Total Revenues</b>	<u>1,334,461</u>	<u>1,250,000</u>	<u>1,250,000</u>	<u>299,156</u>	<u>(950,844)</u>	
<b>Expenditures</b>						
Healthy Forest Program	69,279	83,900	83,900	1,265	82,635	1.5%
Engineering		9,000	9,000			
ACC Projects	173,428	220,085	220,085	122,240	97,845	55.5%
Trailhead Projects	12,912	95,740	95,740	92,391	3,349	96.5%
Short Course Projects	32,566	0	0	0	0	
<b>Total Capital Projects</b>	<u>288,185</u>	<u>408,725</u>	<u>408,725</u>	<u>215,895</u>	<u>192,830</u>	<u>52.8%</u>
Debt Service	400,000	400,000	400,000	0	400,000	0.0%
Transfer to (From) CPOA	364,205	229,418	312,464		312,464	0.0%
<b>Total Expenditures</b>	<u>1,052,390</u>	<u>1,038,143</u>	<u>1,121,189</u>	<u>215,895</u>	<u>905,294</u>	
<b>Revenue Over (Under) Expenditures</b>	<u>282,071</u>	<u>211,857</u>	<u>128,811</u>	<u>83,261</u>	<u>(45,550)</u>	
<b>Depreciation (added for Cash Basis)</b>	84,960					
<b>Beginning Available Fund Balance</b>	<u>1,911,276</u>	<u>2,135,543</u>	<u>2,278,307</u>	<u>2,277,805</u>	<u>(502)</u>	
<b>Ending Available Fund Balance</b>	<u><u>2,278,307</u></u>	<u><u>2,347,400</u></u>	<u><u>2,407,118</u></u>	<u><u>2,361,066</u></u>	<u><u>(46,052)</u></u>	

Cordillera Property Owners Association  
 Gondola Club  
 Statement of Revenue, Expenditures and Changes in Fund Balance  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Membership Revenue	39,000	20,000	20,000	12,250	(7,750)	61.3%
Membership Dues	594,075	597,126	599,311	599,311	0	100.0%
Locker Rental Revenue	7,925	8,730	8,730	0	(8,730)	0.0%
Seasonal Lease Revenue	20,006	9,339	9,339	8,504	(835)	91.1%
Misc Income	2,950			0	0	
Interest Income	0			0	0	
<b>Total Revenues</b>	<b>663,956</b>	<b>635,195</b>	<b>637,380</b>	<b>620,065</b>	<b>(17,315)</b>	<b>97.3%</b>
<b>Expenditures</b>						
Wages & Benefits	104,175	135,127	135,127	67,349	67,777	49.8%
Lease Expense	279,400	290,748	290,748	145,378	145,370	50.0%
Repair & Maintenance Expense	70,064	73,978	73,978	37,247	36,731	50.3%
Member Expenses	54,718	57,908	57,900	37,659	20,241	65.0%
Other Operating Expenses	36,366	32,061	32,077	8,866	23,211	27.6%
<b>Total Operating Expenses</b>	<b>601,593</b>	<b>589,822</b>	<b>589,830</b>	<b>296,500</b>	<b>293,329</b>	<b>50.3%</b>
<b>Capital Expenses</b>						
Paint VGC	7,550			0	0	
Fixtures & Furniture	7,987			0	0	
<b>Total Capital Expenses</b>	<b>15,537</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Expenditures</b>	<b>617,129</b>	<b>589,822</b>	<b>589,830</b>	<b>296,500</b>	<b>293,329</b>	<b>50.3%</b>
<b>Revenue Over (Under) Expenditures</b>	<b>46,827</b>	<b>45,373</b>	<b>47,550</b>	<b>323,565</b>	<b>276,015</b>	

Cordillera Property Owners Association  
Athletic Center  
Statement of Revenue, Expenditures and Changes in Fund Balance  
Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
May 31, 2016

	2015 Actual	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Class Revenue	0			0	0	
Personal Training Revenue	2,845	1,720	1,720	1,140	(580)	66.3%
<b>Total Revenues</b>	<b>2,845</b>	<b>1,720</b>	<b>1,720</b>	<b>1,140</b>	<b>(580)</b>	<b>66.3%</b>
<b>Expenditures</b>						
Wages & Benefits	78,192	83,093	83,093	37,492	45,600	45.1%
Operating Expenses	39,336	35,731	36,121	18,377	17,744	50.9%
Repair & Maintenance Expenses	22,473	33,660	33,660	10,447	23,213	31.0%
Fitness Expenses	6,269	6,872	6,872	1,977	4,895	28.8%
Utilities	59,175	58,234	58,234	19,639	38,595	33.7%
<b>Total Operating Expenses</b>	<b>205,445</b>	<b>217,590</b>	<b>217,980</b>	<b>87,931</b>	<b>130,048</b>	<b>40.3%</b>
<b>Net Operating Revenue (Expense)</b>	<b>(202,600)</b>	<b>(215,870)</b>	<b>(216,260)</b>	<b>(86,791)</b>	<b>133,049</b>	<b>40.1%</b>
<b>Capital Expenses</b>						
<b>2016 Projects</b>						
Steam Generator Replacement	11,802			0	0	
ACC Steam Room Remodel	30,611			0	0	
Pool & Spa Replaster	36,715			0	0	
ACC Remodel/Renovation	63,984	220,085	220,085	122,240	97,845	55.5%
Weight & Cardio Equipment Purchases	0			0	0	
Pool Boiler/Water Heater Replacement	22,283			0	0	
Concept Design - Addition/Remodel	8,033			0	0	
	0					
<b>Total Capital Expenses</b>	<b>173,428</b>	<b>220,085</b>	<b>220,085</b>	<b>122,240</b>	<b>97,845</b>	<b>55.5%</b>
<b>Total Expenditures</b>	<b>378,873</b>	<b>437,675</b>	<b>438,065</b>	<b>210,171</b>	<b>227,893</b>	<b>48.0%</b>
<b>Revenue Over (Under) Expenditures</b>	<b>(376,028)</b>	<b>(435,955)</b>	<b>(436,345)</b>	<b>(209,031)</b>	<b>227,313</b>	



Cordillera Property Owners Association  
 Trailhead  
 Statement of Revenue, Expenditures and Changes in Fund Balance  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
<b>Cordillera Day Camp Revenue</b>	67,180	74,505	74,505	0	(74,505)	0.0%
<b>Facility Fees</b>	500	1,100	1,100	500	(600)	45.5%
<b>Trailhead Rental</b>	0			0	0	
<b>Donation for Equipment</b>	0			0	0	
<b>Total Revenues</b>	<b>67,680</b>	<b>75,605</b>	<b>75,605</b>	<b>500</b>	<b>(75,105)</b>	<b>0.7%</b>
<b>Expenditures</b>						
<b>Wages &amp; Benefits</b>	67,749	74,854	74,854	125	74,729	0
<b>Operating Expenses</b>	34,962	41,256	41,256	7,250	34,006	17.6%
<b>Repair &amp; Maintenance Expenses</b>	8,078	10,185	10,907	5,745	5,162	52.7%
<b>Utilities</b>	29,102	28,834	28,834	11,278	17,556	39.1%
<b>Camp Expenses</b>	22,803	25,609	25,622	5,500	20,122	21.5%
<b>Total Operating Expenses</b>	<b>162,693</b>	<b>180,738</b>	<b>181,473</b>	<b>29,898</b>	<b>151,575</b>	<b>16.5%</b>
<b>Net Operating Revenue (Expense)</b>	<b>(95,013)</b>	<b>(105,133)</b>	<b>(105,868)</b>	<b>(29,398)</b>	<b>152,031</b>	<b>27.8%</b>
<b>Capital Expenses</b>						
Concrete Fill & Repair		24,100	24,100	25,975	(1,875)	107.8%
Carpet Replacement		12,800	12,800	11,002	1,798	86.0%
Lightning Detection	9,154			0	0	
Major Pool Repairs	3,759			0	0	
Log Work & Decking & Staining		58,840	58,840	55,414	3,426	94.2%
<b>Total Capital Expenses</b>	<b>12,912</b>	<b>95,740</b>	<b>95,740</b>	<b>92,391</b>	<b>3,426</b>	<b>96.5%</b>
<b>Total Expenditures</b>	<b>175,605</b>	<b>276,478</b>	<b>277,213</b>	<b>122,289</b>	<b>155,001</b>	<b>44.1%</b>
<b>Revenue Over (Under) Expenditures</b>	<b>(107,925)</b>	<b>(200,873)</b>	<b>(201,608)</b>	<b>(121,789)</b>	<b>79,820</b>	

Cordillera Property Owners Association  
Real Estate Transfer Assessment Report  
Receipts through 6/30/2016

<u>Contract Date</u>	<u>Sale Price</u>	<u>Date Received:</u>	<u>Amount:</u>	<u>Property Transferred:</u>	<u>Seller / Purchaser:</u>
1/29/16	\$ 1,565,000.00	3/15/16	31,300.00	F6 L04	Conway / Saxby
2/9/16	\$ 225,000.00	3/15/16	4,500.00	F24 L58	Wagner / Opes Holding LLC
2/18/16	\$ 69,000.00	3/15/16	1,380.00	F17 B2 L05	Cain / Kat Co Revocable Trust
2/23/16	\$ 1,165,010.00	3/15/16	23,300.20	F11 L20 & L21	Shaw / Jung
3/9/16	\$ 140,000.00	3/15/16	2,800.00	F34 B2 L05	Holleman / Paxton
3/9/16	\$ 85,000.00	3/29/16	1,700.00	F36 B1 L15	GB Properties / Dozois
3/21/16	\$ 479,000.00	3/29/16	9,580.00	F24 L01	W/A Family Trust / Donoho
4/5/16	\$ 2,475,000.00	4/22/16	49,500.00	F27 L31	Smith / Longo
4/19/16	\$ 200,000.00	5/11/16	4,000.00	F34 B1 L03	Hecomovich / Ellis
4/22/16	\$ 796,800.00	5/11/16	15,936.00	F16 L14	Jansma / Collins
4/25/16	\$ 945,000.00	5/11/16	18,900.00	F15 L19	Schmidt / Messenbaugh
4/27/16	\$ 1,000,000.00	5/11/16	20,000.00	F15 L22	Rivera / Sirotta
5/2/16	\$ 3,500,000.00	5/11/16	70,000.00	F36 B2 L05	Ulickey / Lee Trust
5/3/16	\$ 2,313,000.00	5/11/16	46,260.00	F10 L21	Norris / Musso
5/18/16	\$ 955,000.00	6/1/16	19,100.00	F15 L14	Page/Vietto
5/19/16	\$ 900,000.00	6/1/16	18,000.00	F15 L12	Craddock / Henritze
5/24/16	\$ 1,480,000.00	6/16/16	29,600.00	F37 L35	Brave / Seltzer

<b>Totals 6/30/16</b>	<b>\$ 18,292,810.00</b>	<b>365,856.20</b>
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Last Year R.E.T.A.Total as of 6/30/15	510,831.00
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<b>Checks Received After Month End</b>	16,600.00
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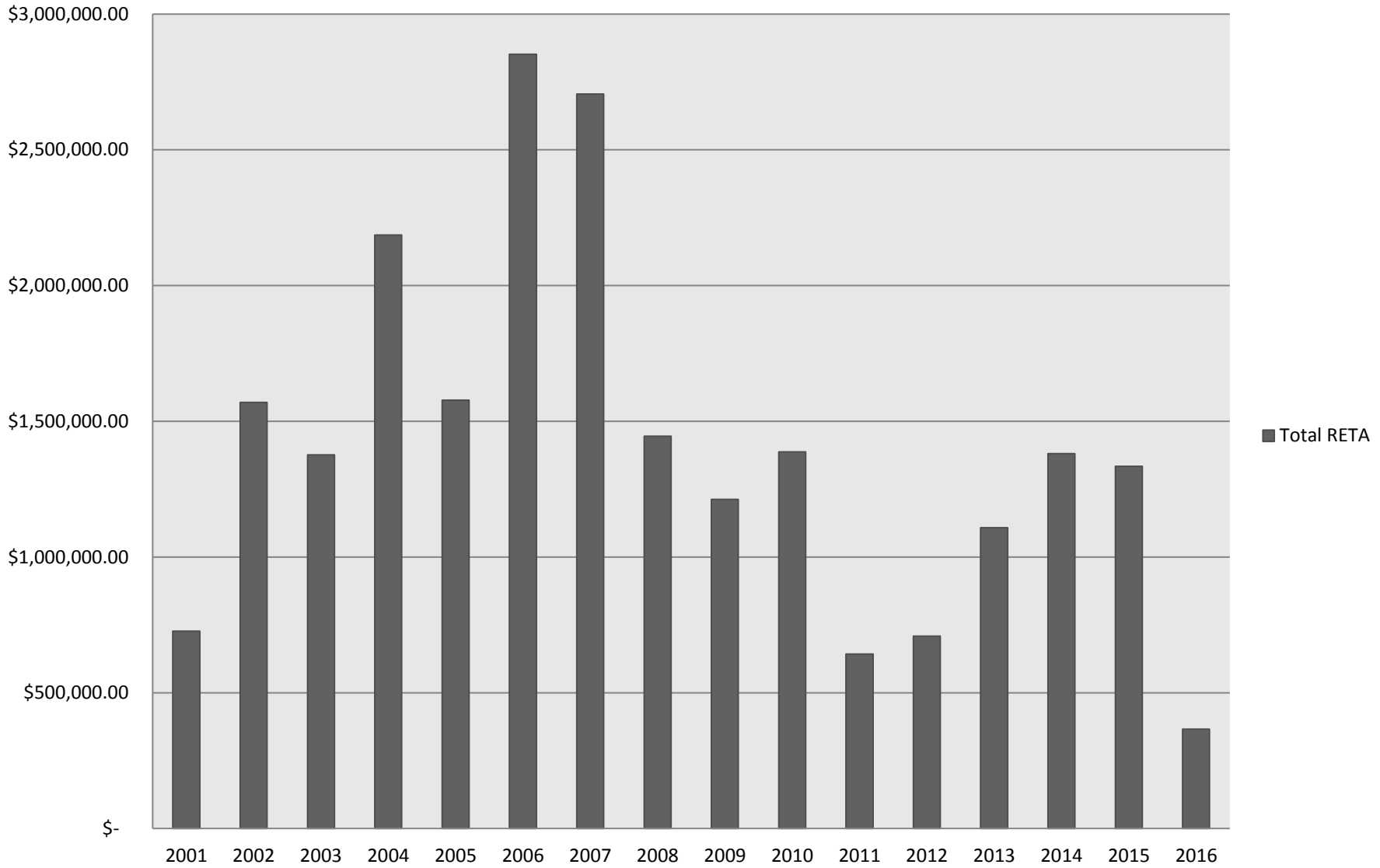
**Average Sales Price**

	<u>2016</u>	<u>2015</u>
Estate Home	\$ 2,083,001.67	2,032,216.00
Enclave	\$ 919,360.00	1,183,062.50
Land	\$ 199,666.67	169,522.73

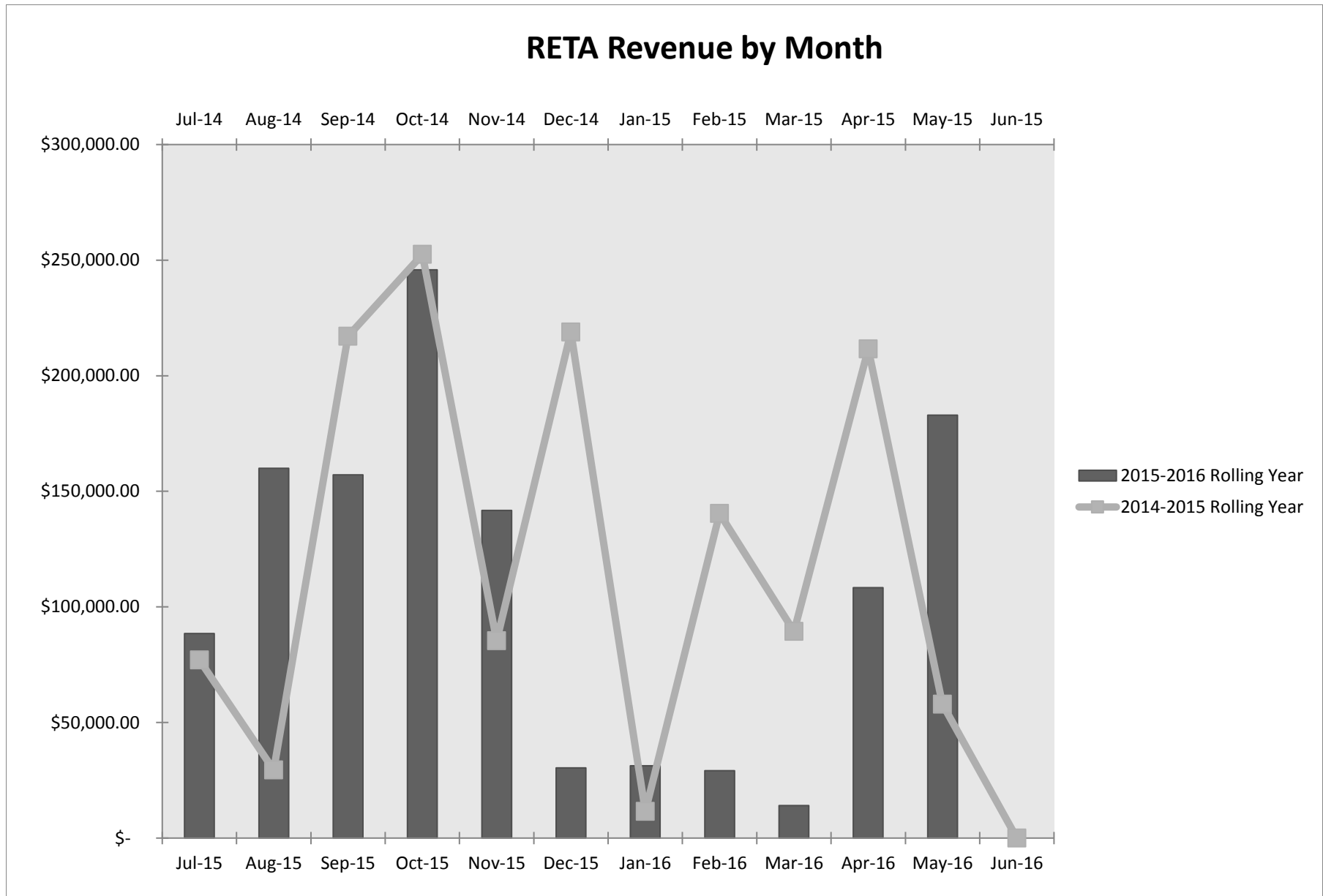
**Under Contract (based upon List Price)**

	<u>Sale Price</u>	<u>Estimated RETA</u>
Estate Homes	\$ -	-
Enclaves	\$ 985,000.00	19,700.00
Land	\$ 275,000.00	5,500.00
<b>Total</b>	<b>\$ 1,260,000.00</b>	<b>\$ 25,200.00</b>

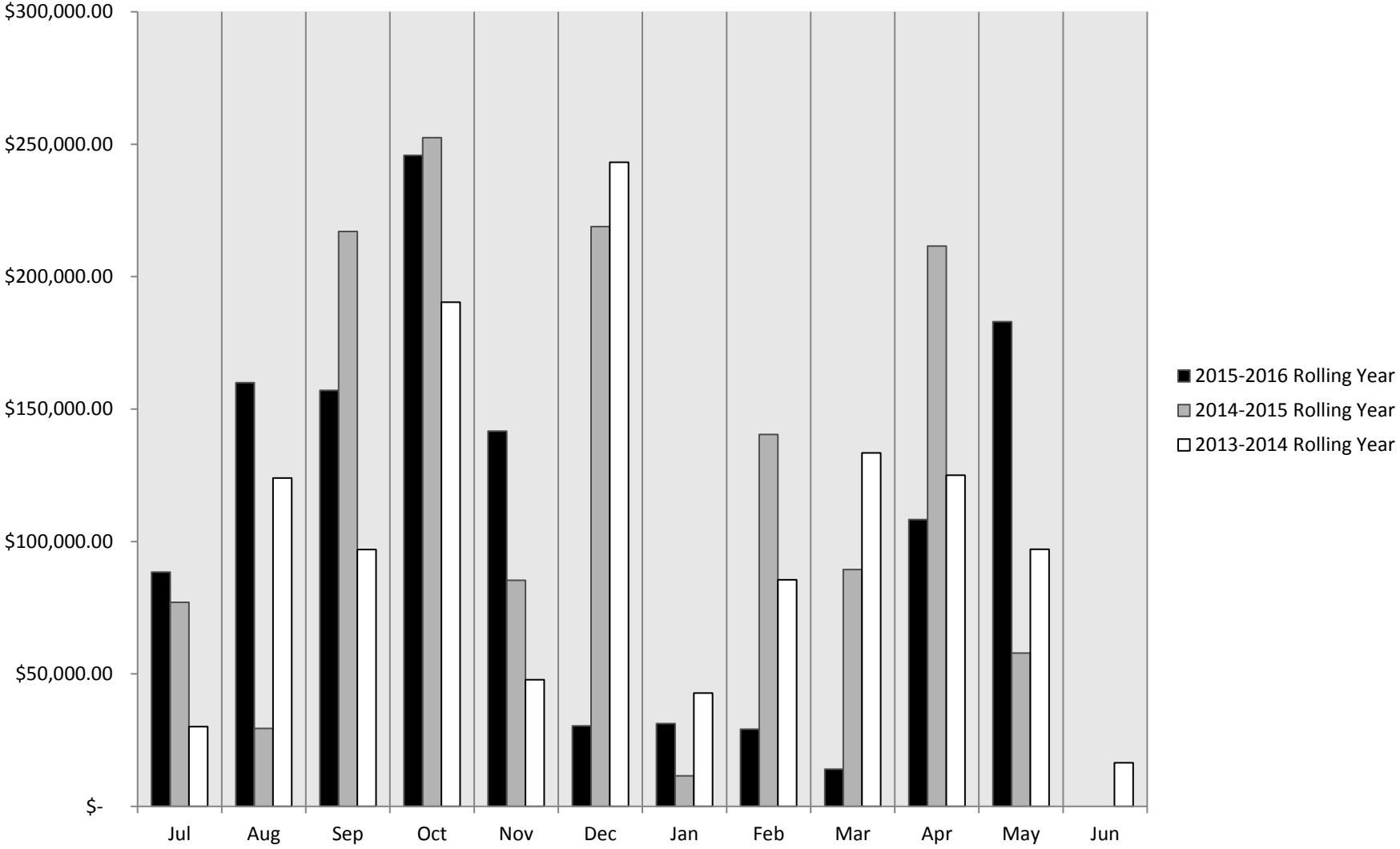
### Total RETA by Year



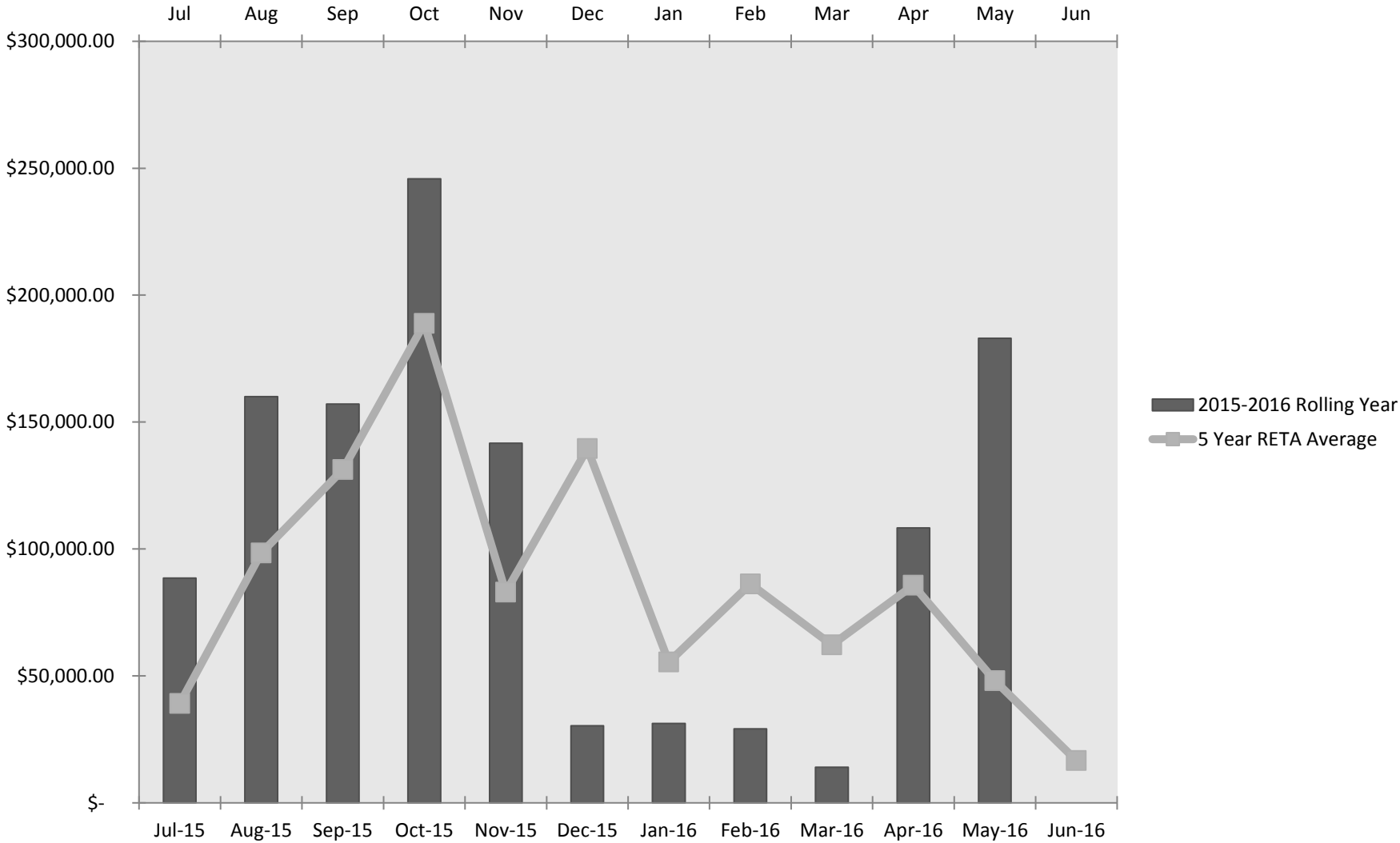
RETA Rev By Month vs Prev Year



# RETA by Month



### Rolling-Year RETA vs. RETA Avg.



RETA Revenue by Month

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>2001</b>	-	-	-	-	-	-	215,450	87,200	141,200	107,990	-	174,926	726,766
<b>2002</b>	134,290	176,824	123,880	22,400	31,104	73,100	26,700	178,000	180,250	186,478	250,920	185,870	1,569,816
<b>2003</b>	23,414	89,100	52,150	45,750	152,950	198,724	49,534	254,368	210,250	156,450	-	143,656	1,376,346
<b>2004</b>	121,670	18,200	196,710	94,584	103,980	238,903	185,050	166,160	365,850	149,950	195,500	349,710	2,186,267
<b>2005</b>	-	79,400	30,100	269,112	170,253	186,240	41,300	78,790	257,575	51,759	261,703	151,646	1,577,877
<b>2006</b>	147,131	224,220	132,200	216,240	304,860	275,558	117,160	285,880	409,560	287,163	416,550	35,860	2,852,382
<b>2007</b>	115,700	214,300	176,798	192,735	102,610	137,660	175,905	696,950	329,558	238,890	304,860	20,100	2,706,066
<b>2008</b>	204,900	131,920	50,500	200,680	147,000	79,000	101,000	152,831	161,300	158,300	30,000	28,000	1,445,431
<b>2009</b>	49,400	42,500	32,000	63,600	56,070	-	82,000	328,300	40,650	307,010	173,150	37,400	1,212,080
<b>2010</b>	141,100	79,500	45,320	205,700	16,000	154,400	5,050	180,598	198,900	102,360	157,500	100,800	1,387,228
<b>2011</b>	69,000	2,600	4,220	21,740	12,000	-	-	75,700	71,230	205,165	80,000	101,100	642,755
<b>2012</b>	80,000	58,850	67,920	18,680	50,550	-	-	103,100	114,078	50,545	60,320	104,400	708,443
<b>2013</b>	74,000	143,750	16,000	51,750	23,070	66,940	30,100	124,010	97,000	190,340	47,780	243,140	1,107,880
<b>2014</b>	42,800	85,600	133,500	125,050	97,100	16,500	77,085	29,450	217,020	252,460	85,333	218,890	1,380,788
<b>2015</b>	11,500	140,458	89,400	211,560	57,913	-	88,500	160,000	157,080	245,800	141,700	30,400	1,334,311
<b>2016</b>	31,300	29,180	14,080	108,336	182,960	-	-	-	-	-	-	-	365,856

## CMD Financial Highlights

**NOTE: Straight-line projection through May is 42% of budgeted amount.**

### Reporting Exceptions:

#### Revenues

**No Exceptions to Report**

#### Expenditures

**No Exceptions to Report**

### Budget Adjustments:

	2016 Original Budget	2016 Projected Budget	2016 Revised Budget	Increase Decrease Budget	Reason For Adjustment
<b>General Fund</b>					
Revenues					
Line Items less than \$500				489	
Total Revenues				489	
Expenditures					
Payroll Administration	25,203	25,203	33,203	8,000	HR Module - savings from Ins
Total Expenditures				8,000	
Increase (Decrease) in Fund Balance				(7,511)	
<b>Equestrian Center Fund</b>					
Expenditures					
Manure Disposal	7,965	7,965	9,565	1,600	Disposal costs increased
Total Expenditures				1,600	
Increase (Decrease) in Fund Balance				(1,600)	



**Cordillera Metro District and Cordillera Property Owners Association  
Schedule of Revenue & Expenditures and Changes in Fund Balance  
2016 Projected Actual**

	12/31/2015 Unaudited Fund Bal	2016 Projected Actual			Increase (Decrease) Fund Bal	12/31/2016 Projected Fund Bal
		Revenues	Expenditures	Transfers In/Out		
<b>CMD</b>						
General or Operating Fund	2,068,390	5,317,482	(4,160,421)	(1,032,000)	125,061	2,193,451
CMD - Debt Service Fund	149,379	1,757,094	(2,091,383)	333,157	(1,132)	148,247
CMMD - Debt Service Fund	135,870	749,908	(842,721)	44,453	(48,360)	87,510
CMD Debt Service Reserve Fund	145,108	0		22,390	22,390	167,498
Water Enterprise Fund	1,822,024	247,000	0		247,000	2,069,024
Capital Projects Fund	194,076	6,749	(1,047,704)	1,032,000	(8,955)	185,121
Equestrian Center Fund	125,109	321,122	(368,833)		(47,711)	77,398
	4,639,956	8,399,355	(8,511,062)	400,000	288,293	4,928,249
<b>CPOA</b>						
Operating Fund	402,525	3,149,959	(3,462,423)	312,464	0	402,525
Capital & Debt Reserve	2,278,307	1,250,000	(408,725)	(712,464)	128,811	2,407,118
	2,680,832	4,399,959	(3,871,148)	(400,000)	128,811	2,809,643

Cordillera Metropolitan District (Consolidated)  
 General Fund  
 Statement of Revenues and Expenditures  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual	2016 Original Budget	2016 Projected Actual	YTD Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Property Taxes - Net	3,272,666	3,455,195	3,455,195	2,250,567	(1,204,628)	65%
Specific Ownership Taxes - Operating	305,928	290,000	290,000	93,786	(196,214)	32%
CPOA Administration Fees	1,258,267	1,145,175	1,190,923	595,147	(595,777)	50%
Interest Income Operating	9,858	6,406	6,406	5,554	(852)	87%
CVC Public Safety Revenue	262,102	263,793	263,793	80,203	(183,590)	30%
Public Safety Revenue	49,268	33,950	33,950	6,985	(26,965)	21%
Other Revenue	112,831	76,726	77,215	8,608	(68,607)	11%
					0	
<b>Total Revenues</b>	<b>5,270,920</b>	<b>5,271,245</b>	<b>5,317,482</b>	<b>3,040,850</b>	<b>(2,276,632)</b>	<b>57%</b>
<b>Expenditures</b>						
<b>Administrative Expenses</b>						
Administration Wages & Benefits	546,057	543,184	543,184	210,910	332,273	39%
Employee Benefits	72,150	16,300	16,300	18,221	(1,921)	112%
Audit & Accounting Fees	41,550	39,500	39,500	22,250	17,250	56%
Insurance-Property/Casualty	68,704	72,839	63,500	26,434	37,066	42%
Legal-General	146,273	126,000	126,000	25,528	100,472	20%
MIS & Computer Fees	49,502	30,342	30,342	12,997	17,345	43%
Edwards Task Force	12,444	0	0	0	0	
Other Operating Expenses	180,891	287,422	295,422	76,717	218,705	26%
Utilities		0	12,119	4,374	7,745	36%
	<b>1,117,571</b>	<b>1,115,586</b>	<b>1,126,366</b>	<b>397,431</b>	<b>728,936</b>	<b>35%</b>
<b>Community Operations</b>						
Community Operation Wages & Benefits	1,129,556	1,141,871	1,141,871	443,393	698,478	39%
Flowers Maintenance	112,278	109,942	109,942	37,138	72,804	34%
Mowing & Irrigation	32,602	53,715	53,715	8,002	45,714	15%
Engineering	4,694	9,430	9,430	965	8,465	10%
Utilities	79,211	74,607	62,488	19,433	43,055	31%
Other Operating Expenses	88,126	75,308	75,308	33,685	41,623	45%
Natural Resource Management	35,177	57,105	57,105	0	57,105	0%
Roads - Snow & Maint.	128,966	118,763	118,763	49,854	68,909	42%
Other Recreation Activities	29,607	26,595	26,595	13,777	12,818	52%
	<b>1,640,217</b>	<b>1,667,336</b>	<b>1,655,217</b>	<b>606,246</b>	<b>1,048,971</b>	<b>37%</b>
<b>Equipment Maintenance &amp; Repair</b>	<b>208,508</b>	<b>239,189</b>	<b>239,189</b>	<b>83,864</b>	<b>155,325</b>	<b>35%</b>
<b>Public Safety Expenditures</b>						
Public Safety Wages & Benefits	1,052,625	1,082,615	1,082,615	405,076	677,539	37%
Public Safety Utilities	15,412	16,632	16,632	6,371	10,261	38%
Other Operating Expenses	35,573	40,402	40,402	8,509	31,893	21%
	<b>1,103,610</b>	<b>1,139,649</b>	<b>1,139,649</b>	<b>419,956</b>	<b>719,693</b>	<b>37%</b>
<b>Total Expenditures</b>	<b>4,069,906</b>	<b>4,161,760</b>	<b>4,160,421</b>	<b>1,507,497</b>	<b>2,652,924</b>	
<b>Revenue Over (Under) Expenditures</b>	<b>1,201,014</b>	<b>1,109,485</b>	<b>1,157,061</b>	<b>1,533,353</b>	<b>376,292</b>	
Transfer to Capital Projects Fund	(895,000)	(1,032,000)	(1,032,000)		1,032,000	0%
Change in Fund Balance	306,014	77,485	125,061	1,533,353	1,408,292	
Beginning Fund Balance	1,760,560	2,084,131	2,068,390	2,068,390	0	
<b>Ending Fund Balance</b>	<b>2,066,574</b>	<b>2,161,616</b>	<b>2,193,451</b>	<b>3,601,743</b>	<b>1,408,292</b>	

Cordillera Metropolitan District (Consolidated)  
 Debt Service Fund - CMD  
 Statement of Revenues and Expenditures  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual 12/31/2014	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Property Taxes CMD Debt Service	1,704,721	1,756,211	1,756,211	1,164,195	(592,016)	66%
Tap Fee Revenue	60,850			12,494	12,494	
CMD Debt Service Interest	3,804	883	883	519	(364)	59%
<b>Total Revenues</b>	<b>1,769,375</b>	<b>1,757,094</b>	<b>1,757,094</b>	<b>1,177,209</b>	<b>(579,885)</b>	<b>67%</b>
<b>Expenditures</b>						
Treasurers Fees CMD DS	51,209	52,686	52,686	34,919	17,767	66%
Debt Service	2,036,899	2,038,697	2,038,697	0	2,038,697	0%
<b>Total Expenditures</b>	<b>2,088,108</b>	<b>2,091,383</b>	<b>2,091,383</b>	<b>34,919</b>	<b>2,056,464</b>	<b>2%</b>
<b>Revenue Over (Under) Expenditures</b>	<b>(318,733)</b>	<b>(334,289)</b>	<b>(334,289)</b>	<b>1,142,290</b>	<b>1,476,579</b>	
Transfer from CPOA	331,410	333,157	333,157	0	(333,157)	0.0%
<b>Change in Fund Balance</b>	<b>12,677</b>	<b>(1,132)</b>	<b>(1,132)</b>	<b>1,142,290</b>	<b>1,143,422</b>	
Beginning Fund Balance	136,702	83,847	149,379	149,379	0	
<b>Ending Fund Balance</b>	<b>149,379</b>	<b>82,715</b>	<b>148,247</b>	<b>1,291,669</b>	<b>1,143,422</b>	
Assessed Valuation	66,284,440	81,404,100				
Mills Levied	25.740	21.574				

Cordillera Metropolitan District (Consolidated)  
 Debt Service Fund - CMMD  
 Statement of Revenues and Expenditures  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual 12/31/2014	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable Unfavorable	Actual % Received or Spent
<b>Revenues</b>						
Property Taxes CMMD Debt Service	890,999	794,161	794,161	476,669	(317,492)	60%
Tap Fee Revenue	44,066			0	0	
CMMD Debt Service Interest	3,259	200	200	974	774	487%
<b>Total Revenues</b>	<b>938,324</b>	<b>794,361</b>	<b>794,361</b>	<b>477,644</b>	<b>(316,717)</b>	<b>60%</b>
<b>Expenditures</b>						
Treasurers Fees CMMD DS	26,796	23,825	23,825	14,303	9,522	60%
Total Debt Service	839,503	863,349	863,349	0	863,349	0%
<b>Total Expenditures</b>	<b>866,299</b>	<b>887,174</b>	<b>887,174</b>	<b>14,303</b>	<b>872,871</b>	<b>2%</b>
<b>Revenue Over (Under) Expenditures</b>	<b>72,025</b>	<b>(92,813)</b>	<b>(92,813)</b>	<b>463,341</b>	<b>556,154</b>	
<b>Other Financing Sources (Uses)</b>						
Transfer from CPOA	0	44,453	44,453	0	(44,453)	0.0%
<b>Total Other Financing Sources (Uses)</b>	<b>954</b>	<b>44,453</b>	<b>44,453</b>	<b>0</b>	<b>(44,453)</b>	
<b>Change in Fund Balance</b>	<b>72,979</b>	<b>(48,360)</b>	<b>(48,360)</b>	<b>463,341</b>	<b>511,701</b>	
Beginning Fund Balance	62,891	98,983	135,870	135,870	0	
<b>Ending Fund Balance</b>	<b>135,870</b>	<b>50,623</b>	<b>87,510</b>	<b>599,211</b>	<b>511,701</b>	
Assessed Valuation	16,221,240	19,095,230				
Mills Levied	54.928	41.589				

Cordillera Metropolitan District (Consolidated)  
 Debt Service Fund - 2002 Bond Reserve  
 Statement of Revenues and Expenditures  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual 12/31/2014	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable 'Unfavorable'	Actual % Received or Spent
<b>Revenues</b>						
Sinking Fund - Chaveno Interest Income	56			188	188	
Total Revenues	56	0	0	188	188	
Transfer From CPOA	68,590	22,390	22,390	0	(22,390)	0.0%
<b>Revenue Over (Under) Expenditures</b>	68,646	22,390	22,390	188	(22,202)	
Beginning Fund Balance	76,462	145,052	145,108	145,108	0	
<b>Ending Fund Balance</b>	145,108	167,442	167,498	145,296	(22,202)	

Cordillera Metropolitan District (Consolidated)  
 Capital Projects Fund  
 Statement of Revenues and Expenditures  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual 12/31/2014	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Bearcat Stables Improvements	6,749	6,749	6,749	2,520	4,229	37%
Cordillera Preservation Found. Donation	9,422			0		
Sale of Equipment	24,075			0	0	
<b>Total Revenues</b>	<b>40,246</b>	<b>6,749</b>	<b>6,749</b>	<b>2,520</b>	<b>4,229</b>	<b>37%</b>
<b>Expenditures</b>						
<b>Road Repair</b>	388,860	627,378	627,378	0	627,378	0%
<b>Engineering Projects</b>		46,000	46,000	13,929	32,071	30%
<b>Heavy Equipment Purchases</b>	361,235	301,922	301,922	96,966	204,956	32%
<b>Admin Building Projects:</b>	10,450					
<b>Maintenance Facility Projects:</b>	3,329	-	-			
<b>Equestrian Center Projects:</b>	10,074	52,404	52,404		52,404	0%
<b>Parks &amp; Recreation</b>		20,000	20,000		20,000	0%
<b>Water Feature &amp; Ponds</b>	16,724					
<b>Irrigation Upgrade</b>	25,627					
<b>Security &amp; Telecom Upgrades:</b>						
<b>Other Projects</b>						
Bearcat Pavilion	18,446					
<b>Total Expenditures</b>	<b>834,745</b>	<b>1,047,704</b>	<b>1,047,704</b>	<b>110,895</b>	<b>936,809</b>	<b>11%</b>
	<b>(794,499)</b>	<b>(1,040,955)</b>	<b>(1,040,955)</b>	<b>(108,375)</b>	<b>932,580</b>	
Transfer from General Fund	895,000	1,032,000	1,032,000	0	1,032,000	0.0%
<b>Total Other Financing Sources (Uses)</b>	<b>895,000</b>	<b>1,032,000</b>	<b>1,032,000</b>	<b>0</b>	<b>1,032,000</b>	
<b>Revenue Over (Under) Expenditures</b>	<b>100,501</b>	<b>(8,955)</b>	<b>(8,955)</b>	<b>(108,375)</b>	<b>(99,420)</b>	
Beginning Fund Balance	93,575	127,813	194,076	194,076	0	
<b>Ending Fund Balance</b>	<b>194,076</b>	<b>118,858</b>	<b>185,121</b>	<b>85,701</b>	<b>(99,420)</b>	

Cordillera Metropolitan District (Consolidated)  
 Water Enterprise  
 Statement of Revenues and Expenditures  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual 12/31/2014	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Water Usage Fees	251,349	247,000	247,000	63,174	(183,826)	26%
Water Tap Fees				0	0	
<b>Total Revenues</b>	<u>251,349</u>	<u>247,000</u>	<u>247,000</u>	<u>63,174</u>	<u>(183,826)</u>	<u>26%</u>
<b>Revenue Over (Under) Expenditures</b>	<u>251,349</u>	<u>247,000</u>	<u>247,000</u>	<u>63,174</u>	<u>(183,826)</u>	
Beginning Fund Balance	1,570,675	1,807,675	1,822,204	1,822,204	0	
<b>Ending Fund Balance</b>	<u>1,822,024</u>	<u>2,054,675</u>	<u>2,069,204</u>	<u>1,885,378</u>	<u>(183,826)</u>	

Cordillera Metropolitan District (Consolidated)  
 Equestrian Center Fund  
 Statement of Revenues and Expenditures  
 Actual 2015, Original Budget & Projected Actual 2016, Actual YTD Through  
 May 31, 2016

	2015 Actual 12/31/2014	2016 Original Budget	2016 Projected Actual	Actual Through 5/31/2016	Based on Projected Actual	
					Variance Favorable (Unfavorable)	Actual % Received or Spent
<b>Revenues</b>						
Boarding Stall Revenue	197,103	205,865	205,865	81,275	(124,590)	39%
Paddock Revenue	121,674	111,068	111,068	37,485	(73,583)	34%
Other EQ Ctr Revenue	4,573	4,189	4,189	1,880	(2,309)	45%
Total Revenues	323,350	321,122	321,122	120,640	(200,482)	37.6%
<b>Expenditures</b>						
<b>Wages &amp; Benefits</b>	202,926	198,983	198,983	78,734	120,249	40%
<b>Administrative Expenses</b>	34,082	39,239	39,239	293	38,946	1%
<b>Boarding Expenses</b>	67,885	73,445	75,045	19,397	55,648	26%
<b>Maintenance</b>	14,553	29,856	29,856	9,127	20,729	31%
<b>Utilities</b>	24,774	25,710	25,710	11,386	14,324	44%
<b>Total Operating Expenses</b>	344,220	367,233	368,833	118,937	249,896	32%
<b>Net Operating Revenue</b>	(20,870)	(46,111)	(47,711)	1,703	49,414	
Beginning Fund Balance	145,979	98,168	125,109	125,109	0	
<b>Ending Fund Balance</b>	125,109	52,057	77,398	126,812	49,414	



# Cordillera Traffic Calming Study





# Project Background



# Project Background

- The Cordillera Metro District has observed a relatively high frequency of speeding vehicles
- Cordillera Way and Fenno Drive were specifically identified
- McDowell Engineering has performed a traffic calming assessment
  - Existing conditions
  - Traffic volumes
  - Speed studies
  - Accident data
  - Sight distance



# Existing Conditions

# Existing Conditions

## Fenno Drive:

- Paved, two-lane facility
- Roadway widths ranging from 20 feet to 28 feet
- Posted speed limit is 25mph

## Cordillera Way:

- Paved, two-lane facility
- Roadway widths of approximately 20 feet
- There is no shoulder on this road



BLUEGRASS CT.

# Traffic Volume

# Traffic Volume

Data collected from two radar speed signs on site and the volumes were:

- 600 vehicles per day (vpd) on the lower stretches of Fenno Drive
- 140vpd on Fenno Drive at the Summit
- Cordillera Way ranges from 500vpd near the gatehouse to 200vpd at Granada Hill







# Speed Studies



# Speed Studies

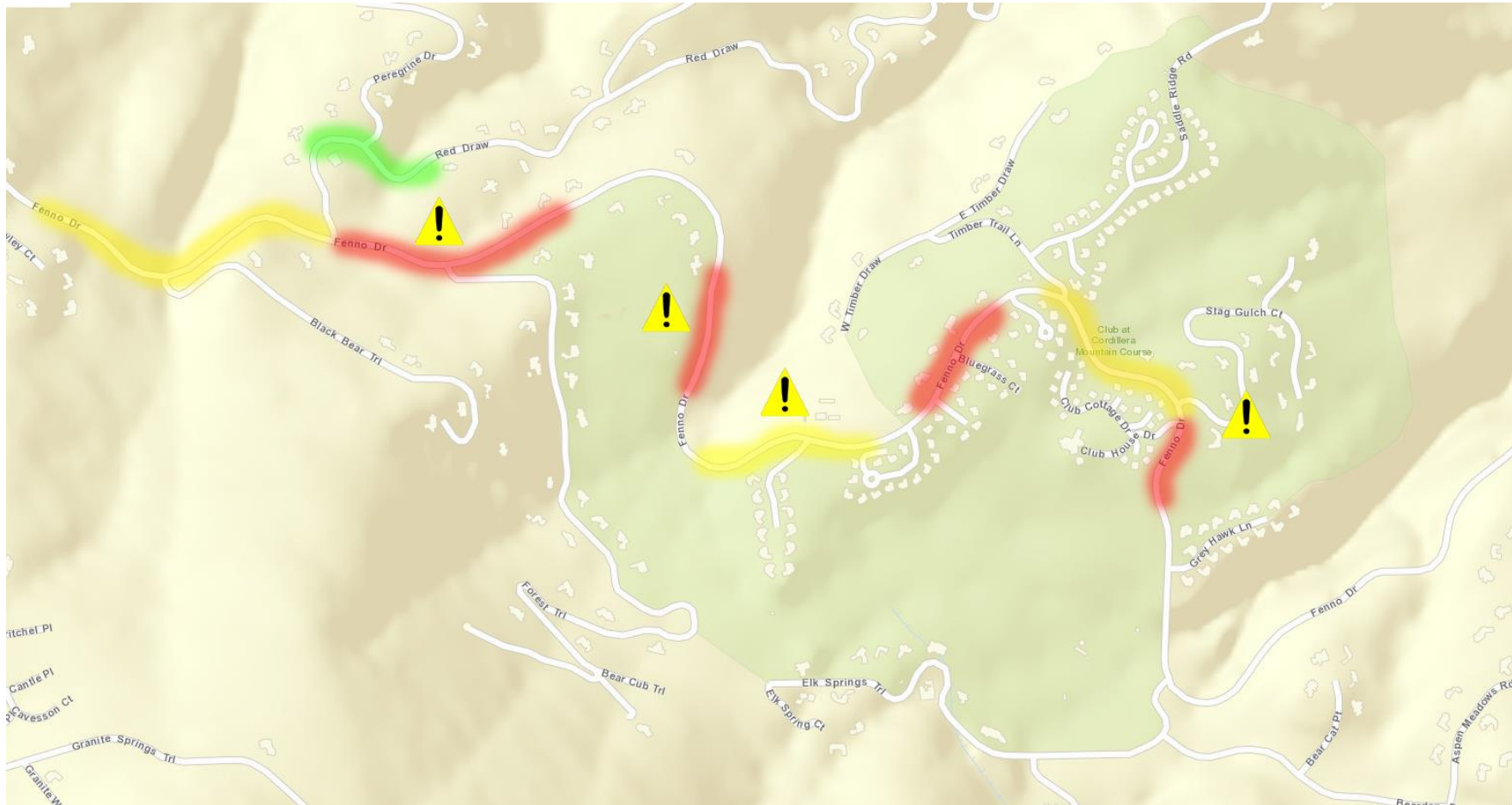
## The 85th percentile speeds

- **Fenno Drive:**
  - Ranges from 30mph to 38mph
  - The highest speeds were seen at the area close to the restrooms
  - The maximum speed observed was 79mph
- **Cordillera Way:**
  - Ranges from 37mph to 44mph
  - The highest speeds were seen at the area near Granada Hill
  - The maximum speed observed was 79mph



# Speed Studies

## Fenno Drive



● 0-25 mph   ● 26-35 mph   ● >35 mph   ⚠ Occurrence of Drivers at 61mph or more

# Speed Studies

## Summit trail at the cart path



● 0-25 mph

● 26-35 mph

● >35 mph



Occurrence of Drivers at 61mph or more

# Speed Studies

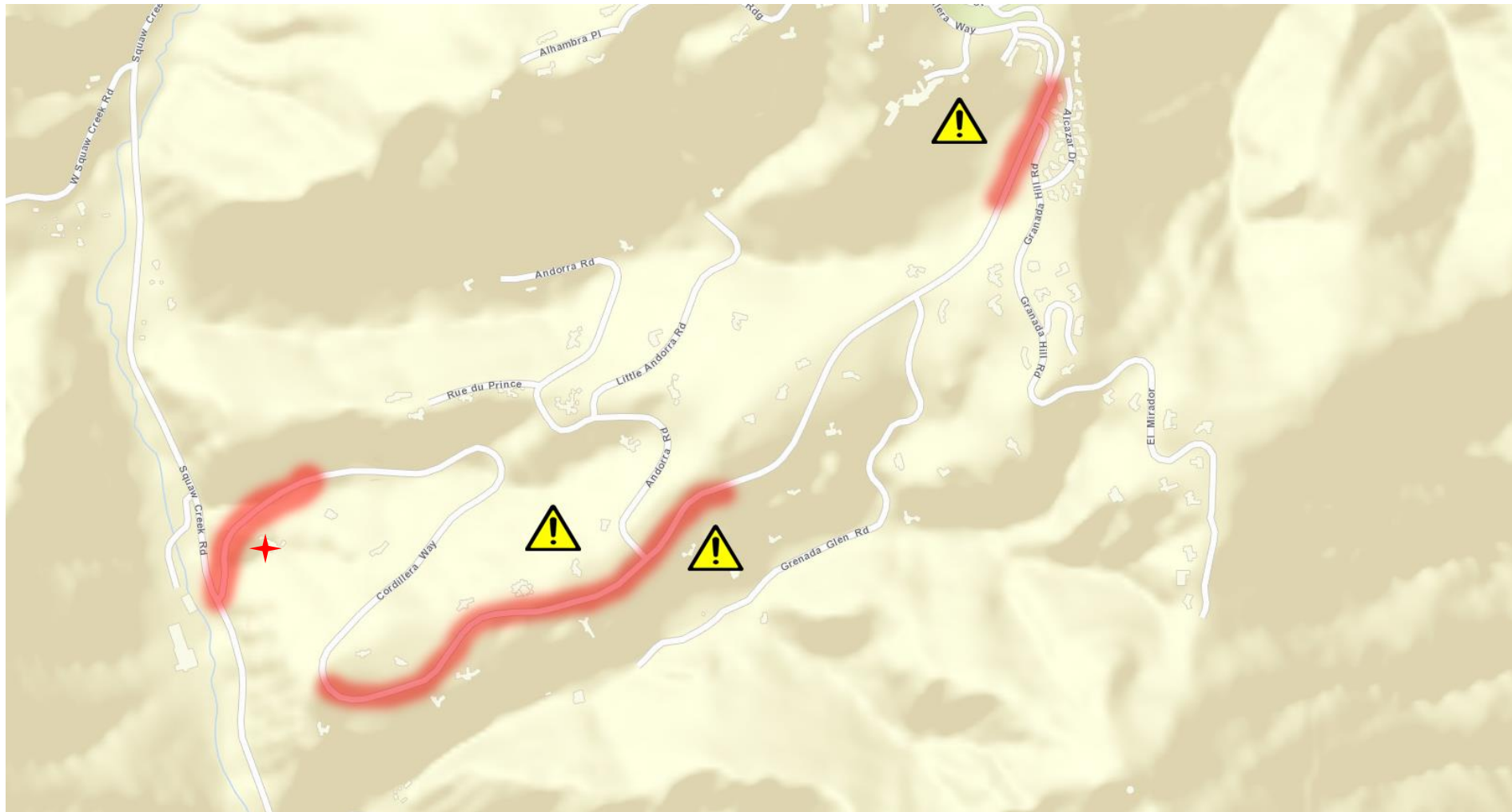
## Fenno exit and gatehouse



● 0-25 mph   ● 26-35 mph   ● >35 mph   ⚠ Occurrence of Drivers at 61mph or more

# Speed Studies

## The Divide



★ - Westbound downhill traffic

- 0-25 mph
- 26-35 mph
- >35 mph
- ⚠ Occurrence of Drivers at 61mph or more





FENNO DRIVE

# Accident and Stop Sign Analysis



# Accident Analysis and All-Way Stop

## Accident Analysis:

- Only one traffic accident has been recorded
- Not a speed related accident
- Involved a maintenance vehicle and a bicyclist on Fenno Drive

## All-Way Stop Warrant Analysis:

- An evaluation of the traffic numbers was performed
- The traffic and crash volumes are not high enough to meet MUTCD standards







# Sight Distance at Intersections



# Sight Distance at Intersections

Sight distance analysis was performed in the field at all of the intersections within the project scope.

- Most met the minimum requirements
- Some intersections need landscaping work to maintain the necessary sight distance
- Two locations need major reconstruction



# Sight Distance at Intersections

The following intersections met AASHTO sight distance requirements:

- Fenno Drive and Stag Gulch Court
- Fenno Drive and Timber Trail
- Fenno Drive and Bluegrass Court
- Fenno Drive and Penncross Lane
- Fenno Drive and Bermuda Drive
- Fenno Drive and Forest Trail
- Fenno Drive and Red Draw
- Fenno Drive and Black Bear Trail
- Cordillera Way and Andorra Drive
- Cordillera Way and Granada Hill Road



# Sight Distance at Intersections

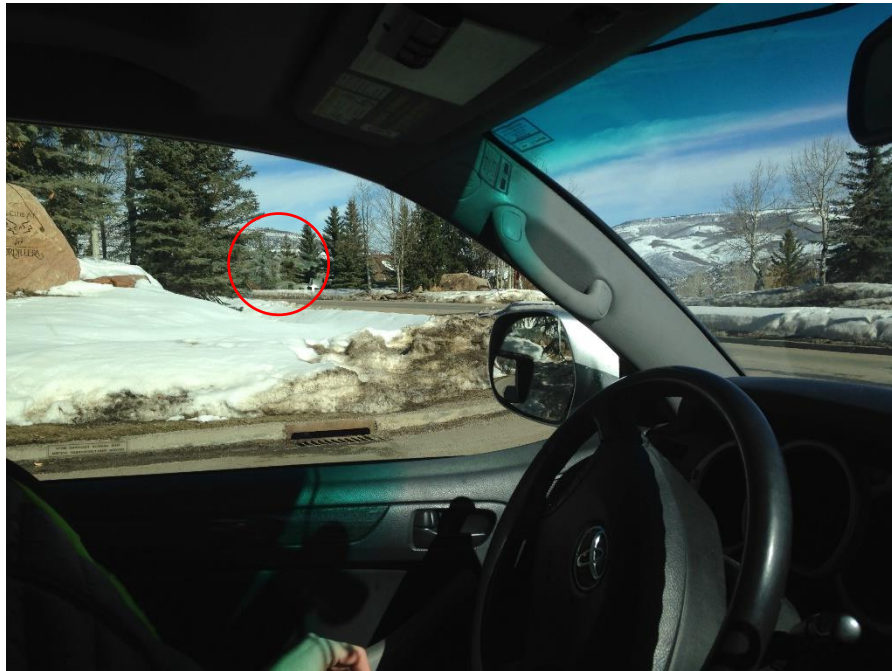
## Fenno Drive & Clubhouse Drive



Clubhouse Drive Looking South  
SD = 203'

# Sight Distance at Intersections

## Fenno Drive & Clubhouse Drive



BEFORE  
Clubhouse Drive Looking North  
SD = 150'



AFTER  
Clubhouse Drive Looking North  
SD ≈ 190'



# Sight Distance at Intersections

## Fenno Drive and Fairway Lane



Timber Trail Looking South East  
SD = 1020'



Fairway Lane Looking East  
SD = 187'

**Solution: Remove 3 aspens and one pine tree looking east from the Fairway Lane stop bar. Move the stop sign closer to the intersection and add a stop bar.**

# Sight Distance at Intersections

## Fenno Drive and Cimarron



Cimarron Looking East  
SD = 306'



Cimarron Looking West  
SD = 130'

**Solution:** Remove/reset lighted rock sign. Pull back grading. Remove two evergreens and several small aspens.

**Approximate Cost:** \$30,000



# Sight Distance at Intersections

## Squaw Creek Road and Cordillera Way



Squaw Creek Road Looking North  
SD = 290'



Squaw Creek Road Looking South  
SD = 880'

**Solution: Major grading and a possible retaining wall required. Remove approximately six or seven pine trees.  
This project will require coordination with Eagle County.  
Approximate Cost: \$100,000 - \$150,000**

# Sight Distance at Intersections

## Cordillera Way & Kensington Drive



Kensington Drive Looking West  
SD = 485'



Kensington Drive Looking East/South East  
SD = 202'

**Solution: Cut down the berm on the southwest side of the intersection and remove one evergreen tree**



An aerial photograph of a mountainous region covered in snow. A large, semi-transparent green box is overlaid on the center of the image, containing the text "Mitigation Strategies" in a bold, white, sans-serif font. The background shows a winding road, several buildings, and a river or stream cutting through the terrain.

# Mitigation Strategies



# Mitigation Strategies

There are three basic methods for slowing down traffic on roadways. With the most effective being a interaction of all three components.

- Education (Public outreach, campaigns, etc.)
- Enforcement (Police presence, ticketing)
- Engineering (Traffic calming, alternative roadway designs, etc.)



LIMIT  
55

ONLY ONLY ONLY

DETOUR

# Education

STOP



## Education – Community Outreach:

- Newsletter Outreach: Cordillera Connection
- Email Outreach: Next Week in Cordillera
- Social Media Outreach: Facebook and Instagram posts
- Physical Presence: Campaign Reminders
- Mailer to residents

**You've earned it...**

**Slow down and enjoy Cordillera!**

A collage of various traffic signs. In the top left, a white sign with black text reads "LIMIT 55". To its right, a white sign features three black arrows: a left-turn arrow, a straight-ahead arrow, and another straight-ahead arrow, with the word "ONLY" printed below each. On the top right, an orange sign with black text says "DETOUR" above a black arrow pointing to the right. In the bottom center, a red octagonal sign with white text says "STOP". In the bottom right, a yellow pentagonal sign shows a black silhouette of two children walking. A large green arrow graphic points from the left towards the center. A semi-transparent green box with white text is overlaid in the center.

# Enforcement

## Enforcement:

- Eagle County Sheriff's Office Enforcement
- Traffic Enforcement Cameras
- Metro District Fines



# Enforcement - Traffic Enforcement Cameras

## Eagle County Sheriff's Office Enforcement:

- Eagle County Sheriff's Office will not enforce speeding on private roadways
- Can only respond to calls involving reckless driving, dui's, etc.



Estimated cost: Not available for enforcement related to speeding.

# Enforcement - Traffic Enforcement Cameras

## Traffic Enforcement Cameras

- Camera can be mounted beside the road
- The system may use Doppler radar, LIDAR, or automated number plate recognition
- Can be linked to an automated ticketing system



Estimated cost: \$30,000 - \$50,000



# Enforcement - Traffic Enforcement Cameras

## Metro District Fines

NOTICE / KENNISOEWING

PLEASE BE ADVISED THAT YOUR VEHICLE WAS PHOTOGRAPHED COMMITTING THE OFFENCE AS SET OUT IN THIS NOTICE.

IN THAT the accused is guilty of contravention of the provisions of the Road Traffic Act 93 of 1988 and the Road Traffic Regulations 2005.

On 2008-Jan-29 06:28:11 at location N2 Plettenberg Bay East of Traffic Signal Code

drove vehicle Volkswagen VW24-Pol at a speed in excess of the general speed limit of 80 kilometres per hour which was appropriate to that road situated within an urban area to wit at a speed of 76 kilometres per hour

Code 13022

Insig No TANG02

Insig No TANG02

PAYMENT DATE / BETAALDATUM 2008-March-07

MAGISTERIAL DISTRICT / LANDROSDISTRIK Plettenberg Bay

Place where fine may be paid to avoid summons / Plek waar boete betaal kan word ten einde dagvaarding te vermy

R 200 may be paid in which case payment must be made on or before above mentioned payment date

Plettenberg Bay Traffic Dept 08:30 - 15:30 Plettenberg Bay 6600

Tel: 044 533-8022 Fax: 044 533-6005

Postal Details : Private Bag x 1007 Plettenberg Bay 6600

Issued by / Uitgereik deur Plettenberg Bay Traffic Dept 016 Marina and Park Lane Plettenberg Bay 6600

BANKING DETAILS / BANKREKENING Plettenberg Municipality PNB Account: 6226079564 Acc Number : Branch/Tak: 215514 Datum / Date: 2008-Feb-06 REFERENCE / VERWYSING PNB488797668

Date Of Offence 2008-01-29

Time Of Offence 06:28:13AM

Location Plet12

Zone 60

Speed 76

Officer TANG02

Vehicle Registration

**SPEED FINE SENT TO THE ARRIVE ALIVE WEBSITE**

Estimated cost: Staff time, Unknown





**Engineered Traffic  
Calming Alternatives**

# Engineered Traffic Calming Alternatives

## Engineered Traffic Calming Alternatives:

- Narrowing the roadway
- Curb extensions
- Median islands
- Bike lanes
- Vertical deflection
- Horizontal deflection
- Mini roundabout
- Tactile vibration
- Entryway with center median
- Pedestrian Improvements with curb extensions and/or flashing beacons





# Engineered Traffic Calming Alternatives

## Narrowing the roadway

- Narrower roadways will cause drivers to slow down
- Narrowing the traffic lanes to 10' lanes is acceptable and recommended at certain locations
- Will also reduce the roadway's capacity





# Engineered Traffic Calming Alternatives

## Bike Lanes

- Stripes the roadway to accommodate bike lanes
- Narrows the travel way for vehicles
- Promotes multimodal travel



# Engineered Traffic Calming Alternatives

## Curb extensions

- Alternative option for narrowing the road





# Engineered Traffic Calming Alternatives

## Median islands

- Alternative option for narrowing the road
- Could also incorporate pedestrian refuges or small islands in the middle of the street

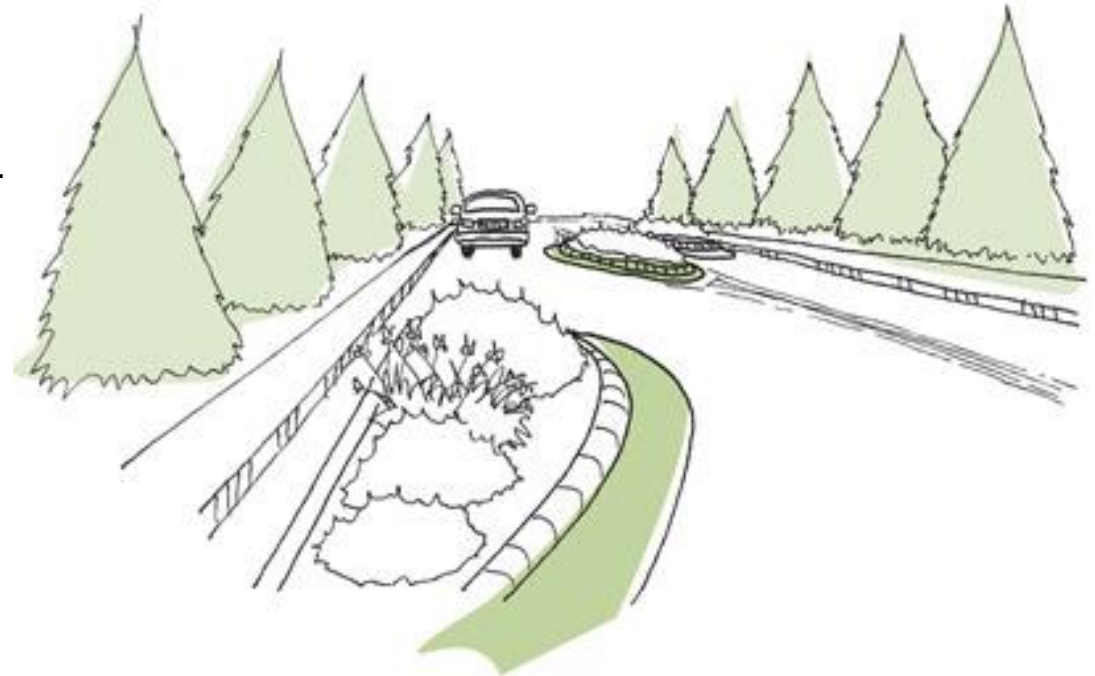




# Engineered Traffic Calming Alternatives

## Horizontal deflection

- Makes the vehicle swerve slightly to slow down
- Can work very well to make the driver feel uncomfortable and hence, slow down



Estimated cost: \$15,000 - \$30,000 per location, dependent upon size and landscaping

# Engineered Traffic Calming Alternatives

## Vertical Deflections

- Drivers tend to slow down just before the appurtenance and speed up again directly after
- Can be difficult for emergency response vehicles, maintenance plows/trucks, and bicycles to navigate.



Estimated Cost: \$5,000 per location

# Engineered Traffic Calming Alternatives

## Mini roundabout

- Makes the vehicle swerve slightly to slow down
- Can work very well to make the driver feel uncomfortable and hence, slow down
- Generally range in size from 60' to 80' in diameter



Estimated cost: \$15,000 - \$30,000, dependent upon amount of islands and landscaping

# Engineered Traffic Calming Alternatives

## Tactile Vibration

- Could be ground into the pavement at the centerline and/or edge lines of the travelled way
- Serves as a warning to vehicles that are traveling too fast
- May cause complaints of noise disturbances



Estimated cost: \$0.50/foot



# Engineered Traffic Calming Alternatives

## Entryway with center median

- Serves as cues that the driver needs to slow down and take in more information to navigate the area
- Typically seen as a large landscaped median with a welcome sign
- Serves as an instant demarcation for entry into an urban setting and provides pedestrian refuge



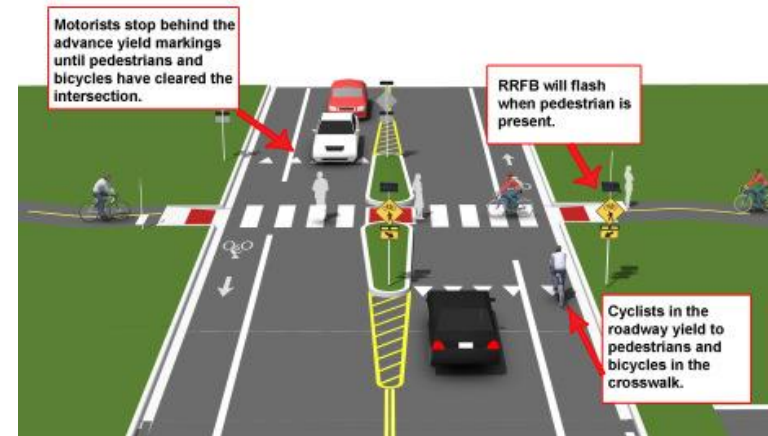
Estimated cost: \$7,000 - \$20,000, dependent upon size.



# Engineered Traffic Calming Alternatives

## Pedestrian Improvements with curb extensions and/or flashing beacons

- Carries the urban characteristics further to the north
- Signage, roadway striping, and a narrowed roadway section (through curb extensions, etc.), when combined, would cause drivers to slow down to navigate the crossing
- Can also be combined with road narrowing



Estimated cost: \$7,000 - \$20,000, dependent upon size.





# 2016 Pilot Project Recommendations

# 2016 Pilot Project Recommendations

## Pilot Project:

- Allow for measuring effectiveness and community feedback
- Trial before major capital improvement project
  - Avon
  - Aspen
  - Boulder
- July & August 2016 trial period

# 2016 Pilot Project Recommendations

McDowell Engineering has identified the following as recommended pilot project installations by priority:

- 1 - Education Campaign Traffic volumes
  - Newsletter Outreach: Cordillera Connection
  - Email Outreach: Next Week in Cordillera
  - Social Media Outreach: Facebook and Instagram posts
  - Estimated Cost: Staff time.

**You've earned it...**

**Slow down and enjoy Cordillera!**

# 2016 Pilot Project Recommendations

- 2 - Installing a mini roundabout at Fenno Drive and Clubhouse Drive
  - 65' Diameter
  - Utilize existing median islands on Fenno Drive
  - Install temporary delineators, curbing or planter boxes on the east side of Fenno Drive, northwest and southwest corners of the intersection, and as a temporary splitter island on Clubhouse Drive.
  - This installation should not impact the Stag Gulch Court intersection.



# 2016 Pilot Project Recommendations



- Temporary Installment Estimated Cost:
  - \$3,500 for glue down delineators and striping
  - Additional cost for landscaping and/or planter boxes

# 2016 Pilot Project Recommendations

## ➤ 2 - Installing a mini roundabout at Fenno Drive and Clubhouse Drive





# 2016 Pilot Project Recommendations

## ➤ 2 - Installing a mini roundabout at Fenno Drive and Clubhouse Drive



# 2016 Pilot Project Recommendations

## ➤ 3 - Enhanced Intersection at Cordillera Way and Andorra Road

- Narrow the intersection at Andorra Way.
- This could either be with center medians or bumpouts.

# 2016 Pilot Project Recommendations



- Temporary Installment Estimated Cost:
  - \$2,800 plus
  - Additional cost for landscaping and/or planter boxes



# 2016 Pilot Project Recommendations

## ➤ 4 - Striping Fenno Drive from the Gatehouse to Settler's Loop

- 5' bike lanes on either side of the roadway
- No centerline striping, leaving a 10' – 14' shared vehicular width
- Does not assume that removal of the existing striping is required.
- Temporary Installment Estimated Cost:  
\$10,000



# 2016 Pilot Project Recommendations

## ➤ 5 - Striping Cordillera Way from the Squaw Creek Road to Kensington Drive

- 5' bike lanes on either side of the roadway
- No centerline striping, leaving a 12' shared vehicular width
- Does not assume that removal of the existing striping is required.
- Temporary Installment Estimated Cost: \$10,000
- Alternative striping
  - Shared use path with delineators and planter boxes



# 2016 Pilot Project Recommendations

## ➤ 6 - Enhanced Golf Course Crossing on Fenno Drive

- Add planter boxes and re-stripe the crossing between Cimarron Trail and Bermuda Drive
- Temporary Installment Estimated Cost: \$1,000 - \$3,000, dependent upon the amount of landscaping and planter boxes







# Final Project Recommendations





# Final Project Recommendations

## Final (Long Term) Project Recommendations:

- Speed data and resident feedback from the 2016 pilot program shall be used to in determining the final traffic control recommendations for Cordillera's roadway network. A survey will be sent out to the residents at the end of this summer's pilot program trial.

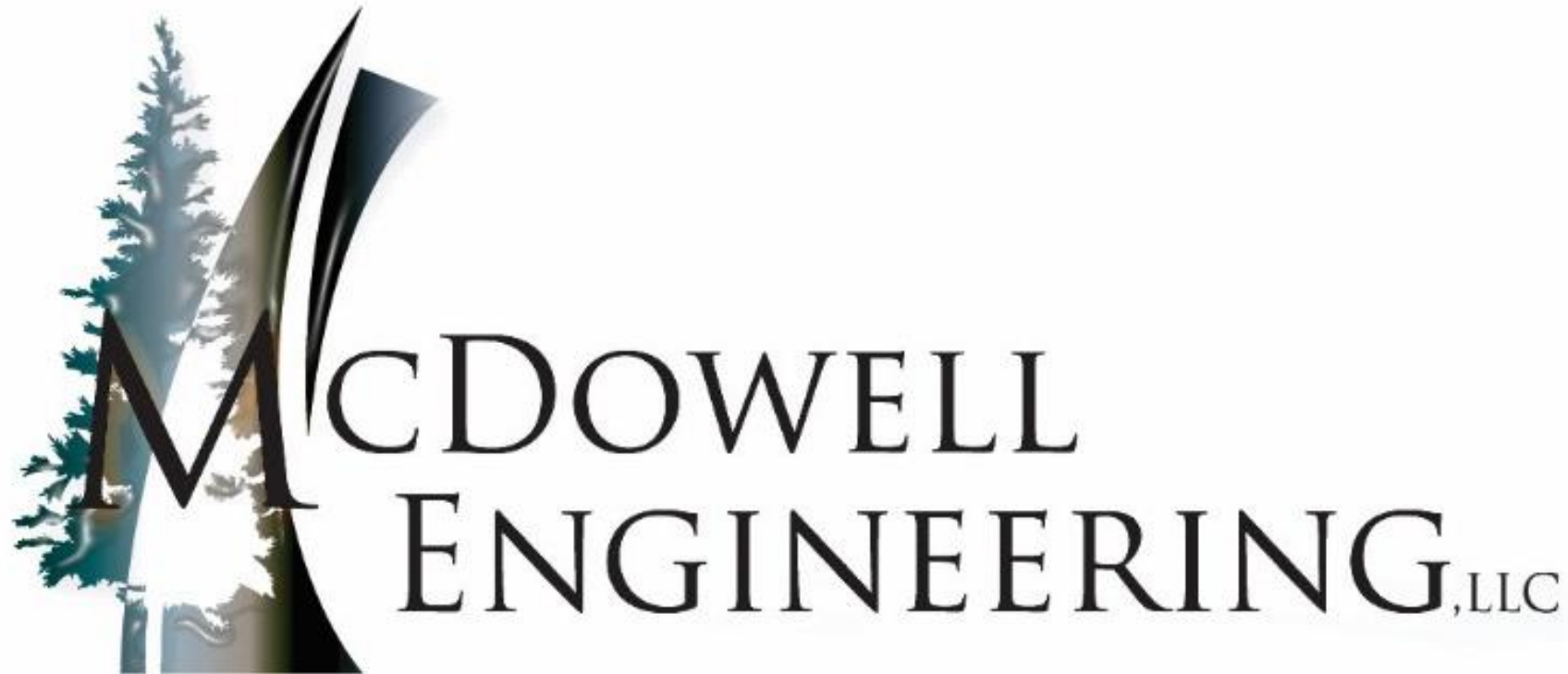
# Future Project Recommendations

Intersections:							
The Ranch		SSD Improvements	Bike Lane	Widened Shoulders	Raised Median	Mini Roundabout	Bulbouts
Fenno & Clubhouse Drive	X		X	X	Extend	X	X
Fenno & Stag Gulch Court			X	X	X	X	
Fenno & Timber Trail			X	X			
Fenno & Fairway Lane	X		X	X			
Fenno & Bluegrass Court			X	X			
Fenno & Penncross Lane			X	X			
Fenno & Bermuda Drive			X	X			
Fenno & Cimmaron	X		X	X		X	X
Fenno & Forest Trail			X	X	X		
Fenno & Red Draw			X	X			
Fenno & Black Bear Trail			X	X			

# Future Project Recommendations

<u>The Summit</u>		SSD Improvements	Bike Lane	Widened Shoulders	Raised Median	Mini Roundabout	Bulbouts
Settler's Loop & Hawley Court	X		X	X			
Settler's Loop & Lucksinger Lane	X		X	X			
<u>The Divide</u>		SSD Improvements	Bike Lane	Widened Shoulders	Raised Median	Mini Roundabout	Bulbouts
Squaw Creek & Cordillera Way	X		X	X			
Cordillera Way & Andorra			X	X		X	
Cordillera Way & Granada Hill			X	X		X	
Cordillera Way & Kensington	X		X	X		X	

# Questions?



## Special Projects and Updates

### **CPOA Governing Documents Update**

The CPOA Bylaws and Articles of Incorporation are updated and signed by the CPOA President and Secretary. The updated documents have been returned to legal counsel for recording with Eagle County. Following the collection of proxies for approval of the updated CPOA CC&Rs on June 30, a total of 240 proxies were received with 228 votes in favor and 12 votes opposed. A total of 209 votes in favor are required for the petition to district court. The legal team is working on filing the appropriate court documents.

### **CPOA Election**

A call for nominations has been sent to the community for the CPOA election. Two director positions are available for three-year terms. Nominations are due by 5 p.m. July 22. No nominations have been received as of July 6.

### **Water Fund**

SGM, ERWSD, CMD, and EFPD staff met June 9 to discuss SGM's previous fire flow related assumptions for both sides of Cordillera's water system (east and west) and at all 5 pressure zones within the system. Results of that meeting and the post-meeting analysis from EFPD staff to assign fire flow to the worst-case (based on area or material of construction) structures was positive. Required flows and storage volumes for each of these structures were significantly lower than the previous figures. SGM still needs to take this data, perform hydraulic modeling, and refresh the list and associated costs of fire flow and storage volume related improvements. SGM anticipates completion of this work and the memo that summarizes the work by the first of August 2016.

### **General Store Lease**

Slifer Smith and Frampton signed a lease extension through December 31, 2016.

## Finance

### **Delinquent Accounts**

As of end of business July 6, 47 delinquent properties had an unpaid balance with a total amount outstanding of \$385,922.64. As of the May Board Meeting, there were 67 properties with an outstanding balance of \$455,932. Of the 47 outstanding properties, 24 properties have balances from years prior to 2016, totaling \$320,598.99 in outstanding balances. In May, there were 26 properties with balances from years prior to 2016 totaling \$333,289.

### **CPOA Foreclosures**

Jon Erickson ran encumbrance reports and needs to meet with Director Shriner to determine which properties are most appropriate for foreclosure. He has received two quotes for legal fees. Jon will bring a recommendation to the Board following discussion with Director Shriner.



### RETA Summary

RETA Collected as of 6/30/16	\$365,865
Checks received after month end	\$16,600
Prior Year RETA as of 6/30/15	\$510,831

### Under Contract (based upon List Price)

	List Price	Estimated RETA
Estate Homes	\$0	\$0
Enclaves	\$985,000	\$19,700
Land	\$275,000	\$5,500
Total	\$1,260,000	\$25,200

## HUMAN RESOURCES

### New hires

- Tristan Blatt, Recreation
- John Muhlenberg, Recreation
- Dylan Barker, Recreation
- Jennifer McDermott, Recreation
- Katie Coyne, Recreation
- Nicole Sutphen, Recreation
- Mira Jolliff, Equestrian Center
- Christian Apps, Recreation
- Kyle Renzleman, Public Safety
- Briony Hunn, Recreation
- Micah Woody, Community Operations
- Wolfgang Opel, Facilities

### Open Positions

#### Full-Time

- Facilities Technician

### Committees

Recognition and Engagement committee had a BBQ on May 26, and it was a success! An employee breakfast is planned for July 21 and a golf outing will be held in August.

The Safety Committee met May 17 to review the workers' compensation injuries and incident reports. The committee implemented a safety tip to go in the monthly highlights to all employees. The next meeting is July 19.

### Training and Career Development

Jon Erickson passed the Auditing and Regulation sections of the CPA examination in May. He will take the remaining two sections in the coming months.

Joe Helminski completed Leadership Effectiveness course through Michigan State University, Eli Broad College of Business executive development program in June. Currently enrolled in Strategic Change Leadership where upon completion of this second course of the 16-week program will receive a Professional Certificate in Change Management.

Tracy Stowell finishes the Vail Centre Community Leadership Academy July 21. She will be presented a certificate upon completion during a self-reflection ceremony. Berniece starts the Leadership Academy July 13; the session ends December 15.

Kitty George, Berniece Gutierrez, Jaime Walker, Kirk Pliske and Tracy Stowell attended *Foundations of an Effective District* training through the Special District Association June 16 in Vail.

The *2016 Budgeting Guide Live Webinar Series* has started with eleven signed up. The series will be completed July 27. The sessions include: Getting Started Budgeting Principles and Preparation, Budget Implementation, Accounting and Auditing, Budgeting for Capital Improvements and Performance Improvements. In addition, DVD's were purchased to offer to other staff throughout the year.

Public Safety is going to offer a CPR/First Aid course for all employees in the coming months.

### **Performance Evaluations and Personnel Cost Management**

The 2016 midyear evaluations are being conducted with a deadline of July 31. Once completed, we will begin the discussions on the process, budgeting and guidelines for potential merit in 2017. In conjunction to these discussions, finance and HR will begin to work on creating a salary spreadsheet to assist with tracking FTE, salaries and savings for 2016. HR is working with finance and management team to discuss and implement a process to start tracking overtime to develop a clear understanding of current cost and how we can move forward minimizing overtime. Also, HR has begun to review and track unemployment expenses along with a process to appeal claims.

### **Workers Compensation**

Currently have nine open claims

- Community Operations: 7
- Recreation: 2

### **FreeForm**

FreeForm and Berniece have completed a draft copy of the employee handbook.

### **Benefits**

Berniece, Jon and Rachel have participated in early planning discussions with Hays Consulting for 2017 benefits. Hays will be reaching out to Cigna, Centura Health, CNIC, Anthem and Kaiser Permanente for cost comparisons and program information. Open enrollment is scheduled for December 1 and we are trying to switch November 1 for 2016. Then move back to a January

1 2018 renewal date. Hays will also be analyzing a partially self-funded plan or a level-funded plans. Currently we are fully insured.

### **ADP Workforce Now®**

ADP is the Human Resource Information System utilized by CMD that incorporates current payroll, time and attendance modules. An expanded module was purchased and will take 8-10 weeks to complete. The module will assist with benefit tracking, online open enrollment, job titles, FTE tracking, compensation/salary ranges, reporting and much more.

## **Communications**

The department's focus is to communicate with a consistent voice and messages across all audience segments: residents, realtors, potential buyers and the general public.

### **Events**

Efforts are underway to host events within Cordillera open to property owners and the general public alike. The purpose of this initiative is to bring more Vail Valley residents and visitors to the community and have them learn about and experience firsthand Cordillera's lifestyle and amenities. Creating a buzz around the valley about Cordillera's uniqueness and opportunities is anticipated to have beneficial outcomes for the Cordillera brand.

The following is a list of events and the associated promotional activities:

- June 23: Vail Board of Realtors Social. This was an opportunity to bring Vail Board of Realtors into Cordillera to learn more about the community and its amenities. The event was successful with many realtors commenting that they had not been up in Cordillera or at the Trailhead recently.
- June 24: Vail Valley Partnership (VVP) Hospitality Day is an introduction to Cordillera's amenities to VVP members. The discounted activities, complimentary rounds at the Short Course and at the Valley Course, complimentary massage and facials at the Lodge and Spa and horseback rides sold out.
- July 3: CMD/CPOA staff greeted community members at Community Day July 3 at the Timber Hearth. Guests were given stainless steel water bottles as gifts from the CPOA. These item were a hit, with over 400 being handed out. It is hoped that these water bottles, with the Cordillera logo and name, will be used and seen through the valley.
- July 7: Cordillera hosted HomeSlice, for a free concert open to the public at Bearcat Stables (formerly planned at the Short Course). HomeSlice, a high-energy, nine-piece band with horns, entertained a crowd of approximately 175 people, many of whom were from outside the Cordillera community. Advertising occurred in the Vail Daily calendar, in community newsletter (including day of), social media, through the Vail Valley Partnership newsletters and on KZYR and the Mile radio stations.
- July 13: Cordillera's own author, Bob Vanourek, will host a book signing of his latest book, Leadership Wisdom: Lessons from Poetry, Prose and Curious Verse, a compilation

of 70+ poems and prose passages with leadership commentary and practical applications from Bob. This event will be hosted at the Cafe with support and promotion through the Bookworm.

- July 21: Cordillera staff will be volunteering during the Eagle County Fair and Rodeo greeting and scanning tickets on Thursday, July 21, from 5:30-8:30 p.m. Volunteers will wear a Cordillera Equestrian t-shirt to help bring name recognition to the Cordillera equestrian facility, which is a facility that is open to the public for boarding and riding lessons. In addition, as of this report, staff is considering the possibility of having The Cordillera Equestrian Center (CEC) be a sponsor of the rodeo. As a silver-level sponsor, the CEC will have a banner in the arena and receive recognition in the newspaper, website and receive tickets to Fair and Rodeo events. This opportunity would place Cordillera and the CEC brand in front of nearly 3000 people each night of the rodeo and in front of countless more in the paper and online.
- August 10: Cordillera will host a Dirt Dance Concert at Bearcat Stables for an anticipated crowd of 350 people. Down from North Routt County, The Ranch Hand Band will play Cowboy & western music with Square Dancing and instruction provided by renowned square dance caller Johnny Fisher. Moe's Original barbecue will be on hand to provide food with beer and wine provided to homeowners. Possibilities also include pony rides to the Equestrian Center and dressage and jumping demonstrations. Make sure to wear your hats, buckles, boots and prepare for a fun, family-friendly evening in Cordillera.
- September 14: Cordillera will host DU at Vail Center for a day that offers participants exclusive, activity-filled day at Cordillera. This course is expected to attract participants fitting the baby boom demographic, which also happens to be a demographic already established within the community. Promotion for this is primarily through the Vail Center with a link to our website for information on Cordillera.
- Upcoming Cordillera events can be found on the website calendar at: <http://www.cordilleralive.com/calendar>

## Website

Last year and into the first part of 2016, the communication department successfully reduced over a dozen separate websites into one, comprehensive platform. CordilleraLiving.com is now a centralized location for information. It is an esthetically pleasing site that accurately conveys the beauty, splendor and lifestyle of Cordillera.

However, we have identified the need for additional capabilities to make the website a more robust and useful communication tool. Recognizing that more functionality is needed, the communication staff sought estimates for an enhance site. Through research it was determined that migrating the website to Civic Plus, a leader in government websites, would provide us the utility that we need at a more affordable rate. In addition, Jaime Walker has extensive experience working with and managing website from Civic Plus.

The next iteration of the website will include:

- Page editing capabilities (including page addition and deletions)

- A dynamic, self-administered news and announcements page
- Integrated email notification system with text messaging capabilities
- Alert center and emergency alert notification functions
- Forms builder and agenda center
- Intranet with a secure login for both homeowners and employees
- Multiple calendars
- Bid postings
- Surveys and opinion polls
- Citizen request tracker
- Document center and archiving
- Fully responsive design
- Site search functionality
- And more

The next version of the website will be the convenient source of information that it is today and allow for streamlined content creation and scheduling, provide centralized email functions, integrate with social networks and function as an interactive, mobile-ready communication hub. Given that Civic Plus has built thousands of large and small government sites around the country, they have the tools to meet property owners' communications expectations now and into the future. Fortunately, the design that was recently developed will remain mostly the same.

Civic Plus can migrate the website to their platform, adjust the design to accommodate additional functionality, provide 24/7 year-round support and hosting for \$9,500 (alternatively a \$4,833/year payment plan). In subsequent years the annual maintenance charge is \$2500. The funds are available in the communications budget and do not need further appropriations.

### **Communications Successes YTD**

- 5 *Cordillera Connection* (monthly) with a 54 percent average open rate and one combined issue of *Next Week in Cordillera / Cordillera Connection*
- 27 *Next Week in Cordillera* (weekly) with an average of 51.67 percent open rate
- 47 *Flashes* with an average of 56.54 percent open rate (43 *Flashes* were sent in 2015 by June 30)
- Worked with general manager on community updates regarding the Lodge; 6 *Flashes* sent
- Secured contract with SartSign2Go; installed, programmed and continue to monitor and update three media players
- Drafted an Athletic Center at Cordillera (ACC) communications plan
- Developed a comprehensive communications plan
- Ongoing attendance at Public Information Officers meetings
- Ongoing Social media community updates
- Supported general manager in drafting speaking points regarding the pending sale of the Lodge and Spa for various audiences: press, staff, board members and the community
- Coordinated Lodge responses and strategy with PR Firm, ReComm
- Corresponded with Eagle County emergency manager about access and use of ECAAlert
- Archived newsletters per Colorado Municipal Retention Schedule

- Drafted new boilerplate on the river for use in marketing materials
- Drafted Communications Survey

### **Advertising**

- 7 *Cordillera Spirit* advertisements
- 2 *Cordillera Spirit* calendars
- 2 *Vail / Beaver Creek Magazine* advertisements
- Utilized VVP member benefits to promote HomeSlice concert , Cordy Camp, Bob Vanourek book signing and Dirt Dance
- Developed marketing activities and designed collateral for Cordy Camp
- Drafted radio ad copy for Cordy Camp and coordinated promotional interview with KZYR Cordy Camp counselor
- Revised and edited *Cordillera Experience* advertorial for Independence Day holiday weekend

### **Design and Collateral**

- Custom PowerPoint template, style guides and report templates
- Formatted and printed poster sized photos for Ranch and Divide Gates
- Reviewed and finalized new property owner packet
- Edited board packets
- Design Employee Handbook cover
- Requested estimates and maintain supply of printed materials (maps and envelopes)
- Designed HomeSlice and Dirt Dance posters
- Designed and ordered Cordillera banner for events
- Coordinating and designing new property owner Directory

### **Directory**

The communication department has been working on compiling and updating property owner contact information for a new directory. It is anticipated to be completed by July 30.

### **Homeowner Packets**

Newly designed pocket folders were ordered for Homeowner Packets. The information provided to homeowners within these packets was also updated and improved. Staff is working on a plan to have the three main title companies (Land Title, Stewart, and Title Company of the Rockies) provide homeowners the packets and request buyers complete necessary paperwork, such as the public safety release, at closing. The intent of this plan is ensure property owners receive community information in a timely fashion and to ensure that the CMD and CPOA receive completed paperwork. Ultimately, this plan may allow us to move to a digital homeowner packet in coming years.

### **Other activities support by communication department**

- Set up Trimble GPS for Wildfire Mitigation staff
- Researched Cordillera history and Cordillera historical marketing for legal team reviewing the Lodge sale
- Reviewed Social Media policy for the Employee Handbook
- Set up GPS software and device, Tremble, for Public Safety



- Maintained and updated email database in Constant Contact

### **ReComm Global Update**

The following is a description of public relations efforts by ReComm Global on behalf of the Cordillera Metro District and Cordillera Property Owners Association May 1 through July 6, 2016.

### **Meetings and Introductions:**

- Coordinated and attended meetings between Concerted Care Group and Cordillera leaders
- Met with Bearcat Stables representative and Rachel Oys regarding August 10 Concert
- Met with Scott Miller and Jack Lobiondo for story on Short Course
- Had a meeting with Cordillera Spirit, Rachel Oys and Jaime Walker to discuss content creation for the publication
- Met with Rachel Oys, Joe Helminski and Jim Pavelich (NorthSide) to discuss food and beverage at general store
- Meetings with Rachel Oys and Jaime Walker to discuss and strategize on topics related to:
  - Media strategy as it relates to Lodge & Spa sale
  - Short course
  - Grouse closure
  - Media hosting

### **Events**

- Continued planning logistics and budget for summer concerts
  - July 7, 2016, Concert
    - Confirmed logistics of the event
      - Created and executed media plan for the event
      - Created and distributed one-sheeter about the concert
      - Researched advertising possibilities
      - Coordinated budget with Walker
    - Prepared final details regarding HomeSlice’s performance, including change of venue
  - August 10, 2016, Concert
    - Booked Steamboat Cowboy Band to perform and square dance for 2016 “dirt dance”
    - Handled food and beverage logistics

**Media Relations:** the intent of the media relations portion of the public relations campaign is to pitch and create positive stories and opinion pieces in the local media, further shaping the perception of Cordillera amongst locals, second homeowners and destination guests. Beyond the

local media relations portion of the campaign, we continue to pitch and sow the seeds for regional and national coverage.

- Clips
  - Cordillera Feature “Living on High” Vail Lifestyle- Summer- On newsstands Memorial Day 5/28/2016 (not available electronically)
  - “New Generation of Golf”- Vail Daily Weekly- 5/13/16
    - <http://edition.pagesuite-professional.co.uk/launch.aspx?eid=229db21b-43c7-484b-9da1-c104f989eed2>
  - “Cordillera Short Course Is Under New Management” – Vail Daily – 5/28/16
    - <http://www.vaildaily.com/news/announcements/22161485-113/cordillera-short-golf-course-is-under-new-management>
  - “Evolution of Golf Courses in Eagle Valley” - Featured again in Vail Daily 6/9/16
    - <http://www.vaildaily.com/news/22168944-113/evolution-of-golf-courses-and-clubs-in-eagle>
  - “Treatment Center Proposed for Cordillera Lodge”- Vail Daily – 6/13/16
    - <http://www.vaildaily.com/news/22397078-113/treatment-center-proposed-for-cordillera-lodge>
  - “Summer Fun Fun Fun”- Glow- 6/29/16
    - <http://www.vaildaily.com/magazines/glow/22615887-113/summer-fun-fun-fun>
    - Feature on kids camps, Cordy Day Camp was included in the roundup
  - “Summer in Edwards” – Vail Daily – 6/30/16
    - <http://www.vaildaily.com/news/22708629-113/explore-outdoor-activities-music-culture-dining-and-more>
    - Gave mention to Bearcat Stables and Cordillera Short Course
- Pitching
  - Summer Adventures
    - Pitched to (Including but not limited to): Local, Regional and National outlets and journalists.
  - Undiscovered Destination in the Valley
    - Pitched to (Including but not limited to): Local, Regional and National outlets and journalists.
- Hosted journalist Judd Spicer for an upcoming article in Great Golf UK (June 16/17, 2016)
  - Mountain Course, Timber Hearth, Mirador, Lodge & Spa at Cordillera, Short Course

## Vail Gondola Club

### Usage

- Skier visits through March were up over 14 percent when compared to 2014/2015 (previously the busiest season). 12,336 skier visits in total
- 2015/2016 daily skier average was 82

### Membership Status (As of 7/4/16)

- 5 memberships sold 2016
- 4 resignations
- 3 active family leases
- 198 current members (leases, resigned paying and donated memberships included)
- 106 CPOA members, 30 Lodge, Club and CVC, 61 non property owner members
- 195 total revenue generating units
- 7 memberships available

### Committee Meeting

- August date to be determined

## Athletic Center

### 2015/2016 Daily Usage & Class Attendance

July: 54 users per day average (55 percent increase when compared to 2014), class average 7

August: 35 users per day average (5 percent increase when compared to 2014), class average 5

September: 24 users per day average (15 percent increase when compared to 2014), class average 5

October: 17 users per day average (15 percent increase when compared to 2014), class average 4

November: 21 users per day average (level when compared to 2014), class average 4

December: 39 users per day average (29 percent increase when compared to 2014), class average 4

January: 30 users per day average (20 percent increase when compared to 2015), class average 3

February: 30 users per day average (40 percent increase when compared to 2015), class average 4

March: 37 users per day average (58 percent increase when compared to 2015), class average 4

April: 22 users per day average (52 percent increase when compared to 2015), class average 4

May: 18 users per day average (17 percent increase when compared to 2015), class average 4

June: 34 users per day average (24 percent increase when compared to 2015), class average 6

## Cordy Camp

### Dates

- Registration opened April 15, 2016
- Camp is offered Monday-Friday, June 1-August 19, 2016, for kids ages 5-12

### Rates

- \$40 Property Owners/Residents, \$50 non property owners

### Advertising

- Vail Daily Ads 4/18-5/27
- KSKE-FM Radio 5/6-5/20
- Vail Daily Summer Camp Insert
- Vail Daily Advertorial
- Flyer and sign distribution to local schools
- Email blast to previous camp attendees
- CVC Newsletter
- *Next Week in Cordillera* and *Cordillera Connection*
- *Cordillera Spirt*
- *Glow-Women's Guide to Mountain Life*
- Vail Valley Partnership website
- KZYR and The Mile radio ads June and July

### Attendance

- June 24-July 1, 2016, busiest camp week in history, 36 campers per day
- Average 26 campers per day, level when compared to 2015

## Trailhead Pool

### Attendance (as of 6/28)

- 29 per day daily average users (not including Cordy Camp)
- 9 percent increase when compared to 2015

## Art Classes

### Class Schedule (Beginning June 2)

- Thursdays: Oil Painting 101 5:30 p.m.-8:30 p.m.
- Saturdays: Plein Air 9 a.m. – 12 p.m.

Location: Cordillera Café Instructor: Mio Cirkovic Contact: 970-376-3184 or [miojcir@yahoo.com](mailto:miojcir@yahoo.com)

## Short Course

### Information and Schedule

- Opening Day was Friday, May 20,
- Tee times start at 9 a.m. (tee times moved to 8 a.m. May 27)
- Shop hours: One hour before first tee time to 6 p.m.
- Range hours: One hour before first tee time to 6 p.m.
- Closing Day is Saturday, Oct. 8,
- Course will be closed Wednesday's for maintenance
- Range and shop closing hours are subject to change to a later time depending on activity.

### Rates

- Property owner: no green fee
- Property owner guest: \$25 green fee
- Public rate: \$35 green fee
- Junior rate: \$15 green fee
- \$13 cart fee (cart not required)
- Property owners will receive 20 percent off merchandise

### Events and Clinics

- Tuesdays: Skins Game at 4 p.m.
- Thursdays: Ladies Short and Sweet (30 minute clinic followed by 9 holes) at 10 a.m.
- Saturdays and Sundays: One hour short game clinic covering a new topic each week at 4 p.m. Multiple glow-golf tournaments throughout the season
- Tim Mahoney, Top 50 Instructor and Troon's Director of Education, will lead Saturday's Short Game Clinic. Dave Pelz will conduct short game clinics and schools during August and September. Make a tee time by calling 970-926-3988.

## Operations

*Management Team Report*

## Projects

- The Community Operations team will continue with a minimum one time per week sweeping plan throughout the summer in order to keep Cordillera roads free of rocks, sand and other debris.
- Road shouldering throughout the community is currently 80% done.
- Roads program, overlay of Gore Trail is finished, and new shoulder material will be added in 2 weeks
- Staining of signs around Cordillera property has begun on the Divide.
- New signs around property will be installed over the next month.
- Installing new buck rail and stacked rail fence around property will begin late this month.
- Repair all broken/damaged curbs around property has begun on the Divide.

- Clean out culverts around property to allow for better drainage will begin when shoulders are done the end of July.

## Trails

- Trails are in great summertime condition with flowers everywhere.
- New trail entry buck rail fencing will be constructed over the next few months.
- East and West Elk Spring are currently being repaired from last year's logging. Operations staff plans to open these trails in the next month.
- Summer conditions exist throughout: Reindeer Loop, Lower El Mirador Connector, Upper El Mirador Ridge, Camino Del Norte, Territories, Red Draw Loop, Trailhead and Timber Trail Loops, East/West Elk Springs and Granada Glen Pond Trail
- Beau's Trail (closed for logging).

## River Parcel and Ponds

- Cordillera Kid's Fishing Day: July 18 from 2 to 4 p.m. at the Granada Glen pond kids of all ages are invited to join our guides for an afternoon of fly fishing. This is a free event, geared toward getting the kids interested in fly fishing.
- Cordillera Half Day Float: July 25 from 2 p.m. to late afternoon on the Eagle River. This will be an afternoon/evening float, launching from the Edwards wastewater treatment plant at 2 p.m. and finishing at the Climbing Rock BLM site in Wolcott. Get a different look at the Cordillera beats from a boat. The cost is \$200/person and you can sign up for this event through FFO. The river is at 1,200 CFS and is open to fishing.

## Equestrian Center

- Paddock and outdoor arena railings have all been repaired by Operations Team.
- Operations staff added and spread out additional footing material for the outdoor arena.
- Lower barn siding project to begin late summer depending weather and supply procurement.
- Paddock fence repairs will be completed by late July by Operations Team.
- Current occupancy: 14 stall horses and 15 paddock horses
- 1 more paddock horse arriving Saturday, July 9
- Possibly 1 short term stall horse coming in the weekend of July 9
- 3 more horses can move into paddocks in July under the new partial care program
- Planning Horsin' Around Day for August 10 or August 27

## Fleet

On Wednesday, July 13, Jon Reid and Rob Renzelman will be in Denver for a pre build meeting for a new plow truck. They will be meeting with the truck manufacturer as well as the body builder to set time frames and review build specs that maybe added or deleted or previously missed in the preliminary stages of the build.



The estimated completion date for the truck is mid-September if there are not any major changes after Wednesday.

The details of the truck include:

- 2016 Western Star 4700
- The truck will be equipped with a Swaploader hoist system that will allow the interchange of several different truck bodies including sander / dump body, flat bed, water tank and refuse containers.
- The sander / dump body is a Monroe 11' Stainless RDS body. This body configuration is a combo box and will provide both road sanding for the winter and hauling of dirt / gravel in the summer.
- The snowplow is a Monroe J style trip edge plow.
- Included on the truck is a force America 5100EX hydraulic system that will control all of the functions from sanding to water truck usage; it also operates the swap of the different truck bodies.

## Public Safety and DRB

*Management Team Report*

### Incident Reports

In May, Public Safety responded to 41 calls ranging from alarms (fire, intrusion and environmental), animal incidents, property damage, suspicious activity, homeowner assists, water leaks, gas leak and vehicle assists.

On May 16, Public Safety was notified of a broken gas line that was hit by a contractor at 347 Elk Woods. Public Safety along with Eagle River Fire and Black Hills Energy responded. Workers were evacuated to a safe distance and homeowners nearby were advised to vacate to a safer location down past 301 Elk Woods. Public Safety controlled access to the scene and assisted engine 12 gaining access to the neighbor's house to insure that no gas settled within the residence. At that time engine 15 and Black Hills Energy turned the gas off and isolated the broken line. The hazard was mitigated and residents were able to go home.

On May 29, Public Safety staff at the ranch gate witnessed fireworks going off in the distance. Patrol was notified and located the area up on Bearcat Point. Public Safety patrol advised the residents that fireworks are not allowed in Cordillera. Patrol also explained that the fire danger is high and fireworks could put the community at risk for a fire. The residents said they would comply and not use fireworks in the community again.

In June, Public Safety responded to 40 calls ranging from alarms (fire, medical, intrusion and environmental), animal incidents, noise complaints, trash violations, suspicious activity, homeowner assists, water leaks, gas leak and vehicle assists.

On June 21, Public Safety responded to multiple noise complaints at 138 Peregrine. There was a party hosted by the son who lives there. The parents were out of town on vacation and was not aware of the party or the parties that continued to follow later that week. Public Safety asked the residence numerous times to reduce the noise levels. Public Safety was eventually able to communicate with the parents, who were still on vacation, and the parties ceased.

## Healthy Forest

This summer's inspections are underway for properties with homes and lots that are on the list for 2016. We successfully hired two seasonal staff to assist with the summer inspections. They were trained during the first couple of weeks of June and then will complete inspections the remainder of the summer.

Staff is also in the process of getting quotes to help finish the black bear project. We are in the final stages of clean up. The last of the debris piles will be removed and the road repairs will be take place shortly. During the month of June, the healthy forest crew completed the inspection of the homes not inspected during 2015, while at the same time keeping pace to meet 2016 targets. For 2015, 150 properties still needed inspection this year; 135 now have been completed with the last 15 waiting on the owners to comply with standards. All first-round inspections are complete for 2016. Of these properties, 91 required no changes, 44 properties need minor work and 15 need extensive work to be completed by this fall.

## Education and Training

American Heart Association Community CPR and AED curriculum was taught to four community members covering CPR for adults, child and infants.

Community CPR/AED class are scheduled for August 11 with community members signing up for the session. Classes are limited to the first 15 participants. As interest continues, more dates can be scheduled.

## FYI

With the increase of spring activity, our staff has been communicating with homeowners, employees and construction sites the importance of driving safely and within the speed limits of our community.

# Design Review Board

Buildout Analysis					
Neighborhood	Total Units Allowed *	Completed	Review Process	Under Construction	% Buildout**
Divide	202	165	3	3	82 percent
Ranch	400	307	2	3	77 percent
Summit	248	89	3	7	36 percent
<b>Totals</b>	<b>910</b>	<b>561</b>	<b>8</b>	<b>13</b>	<b>62 percent</b>

\* 910 is total density allowed by the current PUD

\*\* Does not include properties under construction

Under Construction	
<b>Divide</b>	
	Status
220 Casteel	exterior materials
155 Granada Hill	framing- ILC
270 Cordillera Way	framing- ILC
<b>Ranch</b>	
	Status
30 Elk Springs	framing- ILC
2623 Fenno	framing - ILC
832 Forest Trail	foundation - ILC
<b>Summit</b>	
	Status
923 Summit Trail	Final Landscape
117 Norgaard Way	Final Landscape
96 Pikes Way	framing - ILC
795 Gore Trail	Final Landscape
343 Pine Martin	Final Landscape
1282 Gore Trail	foundation - ILC
<b>Territories</b>	
	Status
7 Territories	framing - ILC

Review Process		
<b>Divide</b>		
		Status
1665 Cordillera Way	Final 8.4.15	for sale
322 Granada Glen	Final 5.10.16	
465 Little Andorra	Final 4.12.16	
<b>Ranch</b>		
		Status
35 Red Draw	Pre-Design 7.14.15	
121 Elk Springs Tr	Sketch 5.10.16	

Summit		
		Status
299 Gore Trail	Final- 9.8.15	Tech spring
49 Lady Belle Way	Tech 5.17.16	
96 Lady Belle Way	Sketch 5.10.16	

# Design Review Board

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Gene Shanahan – Chairperson  
David Staat – Board Member  
Lee Hegner - Board Member  
Judy LaSpada - Board Member  
Henry Reed - Board Member

Millie Aldrich – DRB Administrator  
John Gulick – DRB Compliance Officer  
Paul Miller - Architect Director  
Scott Sones - Landscape Arch. Dir.

May 10, 2016, DRB Agenda  
Administrative Offices, 408 Carterville Road

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All times are approximate and subject to change

8:30 a.m. Leaving from Administrative office

Site Visits:

8:45 a.m. 96 Lady Belle Way – Reilly Residence

9:15 a.m. 121 Elk Springs Trail – Donoho Residence

**9:45 a.m. Call to order**

Approval of April Minutes

Review Agenda – Project overview

10:15 a.m. Reilly Residence – 96 Lady Belle Way – Sketch Review

Applicant: Pure Design Studio / Millie Aldrich – Fieldscape / Ric Fields

10:45 a.m. Donoho Residence – 121 Elk Springs – Building Envelope / Sketch Review

Applicant: Billy Iverson / Rick Hermes – Resort Concept, Don Eggers- Architect

11:15 a.m. McCarty Residence - 322 Granada Glen – Final Review

Applicant: John & Linda McCarty – Architect: Brent Alm – Contractor: Don

Dotson

Staff Approvals - 3

Jordan: 378 Granada Hill – replace exterior light fixtures, compliant with DRB -

**Approved**

Millsap: 49 Kicking Horse – exterior lights, landscape revisions, entry gate  
Club Cottage HOA – additional landscape between parking lot and homes

Single Family Construction Starts

No new construction starts

Single Family Final Inspection

No Final Inspections

Staff Updates

DRB alternate member interest

**Active Construction Sites / Build-out Analysis**

DRB Newsletter topic suggestions

DRB Definitions

Compliance Officer Updates

2636 Fenno – parking on Fenno, limits of disturbance

Other Business

Richard Marks at 286 Webb Peak is interested as an alternate DRB member

12:45 p.m. Adjourn

**Design Review Board - Minutes**

**Tuesday, April 12, 2016**

408 Carterville Road, Cordillera, Colorado

**ATTENDANCE**

Members Present	Gene Shanahan Chair David Staat, Board Member Lee Hegner, Board Member
Members Absent	Henry Reed – Board Member Judy LaSpada – Board Member
Others present:	Millie Aldrich - DRB Administrator Paul Miller – DRB Architectural Consultant

**CALL TO ORDER**

**8:42 a.m.**

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Declaration was noted for the record a quorum was present for the purpose of doing business of the Cordillera Design Review Board.

**DISCLOSURE MATTERS** – Millie Aldrich has a conflict of interest and removed herself during the discussion of 49 Lady Belle Way.

**APPROVAL OF AGENDA** –DRB unanimously approved the agenda.

**APPROVAL OF MINUTES** – Minutes from March 8, 2016, approved with the adjourn time correction, moved by Hegner second by Staat all in favor.

**PUBLIC INPUT** – No public input was noted

**DRB ACTION ITEM** –

1. Peterson-Anderson Residence – 49 Lady Belle Way  
Review: Final  
Present: Millie Aldrich, Pure Design Studio / Ric Fields, Fieldscape

**9:30 a.m.**

**Final – Approved with comments** (See memo located in page 3)

2. Belton Residence – 166 Elk Woods Road – driveway markers **10:15 a.m.**  
Review: General  
Present: Ric Fields, Fieldscape
  - Board feels it will be challenging to approve a 7-foot-tall fence, or art outside the building envelope
  - Filing 38 Lot 1 is included within Cordillera PUD and Design Review Board
  
3. Lahti Residence – 465 little Andorra **10:35 a.m.**  
Present: Jim Jose, Architect / Andrew Kline, Contractor  
**Final – Approved with comments** (See memo located in page 4-5)
  
4. McCarty Residence – 322 Granada Glen **11:30 a.m.**  
Review: Pre-Design  
Present: Brent Alm, Architect / Don Dotson, Contractor / Linda McCarty, Owner via phone  
**Sketch – Approved with comments** (See memo located in Page 6)

#### STAFF APPROVALS

- Craig: 520 Black Bear – new roof, CeDur color Walden – **Approved**
- Jenkins: 1550 Cordillera Way – addition to an existing porch – **Approved**
- Hunton: 320 El Mirador – patio extension, gas fire pit – **Approved**
- Askew: 86 Jacksons Path – two additional windows – **Approved**
- McCracken: 431 Black Bear – landscape improvements – **Approved**
- Warren: 235 Saddle Ridge Loop – landscape improvements – **Approved**
- Cain: 63 Bluegrass Court – retractable awning – **HOA approved / DRB approved**
- Morrissey – 5 Casteel Ridge – landscape improvements - **Approved**

#### CONSTRUCTION STARTS

No Construction Starts

#### FINAL INSPECTION

No Final Inspection

#### COMPLIANCE OFFICER UPDATES

- 1282 Gore Trail – Warning letter was sent to the owners for mud on the road
- 2636 Fenno - Warning letter was sent to the owners for parking on Fenno

#### ADMINISTRATIVE UPDATES

- Kirk Pliske new public safety director
  - The Board had concerns with speed on Fenno
- Active Construction Sites / Build-out Analysis
- New synthetic roofing product: Eurosheild all have been approved by the DRB



- The Board approved the product for the aesthetic look and color. The owner / contractor is responsible for reviewing the function and durability of the product.
- DRB Newsletter topic suggestions: send an invitation to the community for DRB alternate members
- Millie Aldrich is working on a new single family home in the Summit. She will remove herself from reviewing the project during the DRB review process.

**ADJOURNMENT**

**12:45 p.m.**

There being no further information before the Cordillera Design Review Board, the meeting was adjourned.

**Design Review Board – Staff Memorandum**

**Date: 4/12/2016**

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**Applicant:** Peterson-Anderson Residence  
**Location:** 49 Lady Belle Way / Lot 3, Block 4, Filing 34  
**Representative:** Millie Aldrich – Pure Design Studio / Ric Fields - Fieldscape  
**DRB Coordinator:**  
**Review:** Final

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**Project Overview**

The Peterson-Anderson Residence is a new residence located at 49 Lady Belle Way / lot 3, Block 4, Filing 34. The site is 2.628 acres. The proposed residence is 4,678 square feet, per drawing set 3/24/16. The Peterson-Anderson Residence is being reviewed for Final and is subjected to the Summit Design Guidelines.

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**Board Comments:**

**SITE PLAN**

- The drainage from the front door to the drive/island is not shown. Please provide spot elevations that demonstrate finished grade is sloping away from the house.
- Clarify if there is a curb to divert water at the auto court arrival.
- Clarify if there is a gravel edge between asphalt and landscape.
- The swale shown at the mouth of the drive roundabout closes back into the driveway. Revise grading to show swale draining around the driveway.
- Consider adding drain inlet to east side of drive.
- L-3 review missing graphics on planning
- Add additional plantings on south side of master suite and north side of property to further naturalize the site
- The amount of asphalt is quite extensive, pinching the mouth to the auto court and at the entry to the garage area would help reduce the visual impact of the asphalt.
  - Review pulling auto court away from the entry to increase the planting between asphalt and house
- Lower grade at lower level egress windows.
  - If the site does not allow grade to be lower, review window well option.

## **ARCHITECTURAL**

- Provide dimension and extend rake overhang on the north and south side living room shed.
- Provide height calculations
- Provide detail for chimney cap and snow guards.
- Remove trapezoid window in living room on the south end, continue header line of sliding doors.
- Increase grade separation with lower level windows, see comment under site.

### **General Comments:**

**Final – Approved 3-0 with comments**

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### **Design Review Board - Staff Memorandum      Date: 4/12/2016**

**Location:**            465 Little Andorra / Lot 63, Filing 3  
**Representative:**    Jim Jose, Architect /Andrew Kline, Contractor  
**DRB Coordinator:**   Millie Aldrich  
**Review:**              Final

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### **Project Overview**

The Lahti Residence is a new residence located at 465 Little Andorra / Lot 63, Filing 3. The site is 4.561 acres. The proposed residence is 5,715 square feet, per drawing set 3/24/16. The Lahti Residence is being reviewed for Final approval and is subject to the Divide Design Guidelines.

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### **Board Comments**

#### **Site Plan / Landscape / Construction Management**

- Any improvements in the right-of-way require an agreement before construction between Metro District and Owner.
  - Include 6 foot minimum dimension from any improvement to edge of asphalt
    - Notation was cut off
- Site drainage around garage and entry is still not resolved adequately. The way it is currently shown with an area drain on the north side of the garage, there will be a pool of water backing up into the garage.
- Grading plan and elevations are not coordinated. Proposed grade on-site plan is not represented accurately on elevations.
- The limits of construction disturbance (fencing) are not noted on the CMP.
- A.101 relocate hot tub discharge near dry well
- Identify entry patio material, A.101
- Identify raised concrete or landscape beds on each side of garage bay
  - Coordinate with landscape plan
- The Site Plan (sheet A 101) shows the initial curve of the drive to the right with a very steep drop-off, presumably at a 2:1 slope. Previous comments included providing a retaining wall at the curve and/or super-elevating the drive to prevent

- serious injury. This is also the area in which Construction parking is proposed. Parking on a 2:1 slope doesn't work.
- Include a retaining wall to reduce 10 percent grade along the driveway curve and 2:1 slope.
  - Pitch the driveway to the uphill slope and follow proposed drainage.
  - Include 10" drainage culvert on the civil drawing, provide inlet elevation.
    - Proposed contours 58 and 60 should extend to the proposed boulder wall
  - Clarify the elevated Spa. Sheet A.201 shows steps from the Main Level deck but not to the lower level; the Site Plans show it accessing grade. Provide elevation height of hot tub deck.
  - The 20' Fire mitigation offset does not accurately reflect the architecture in that area.

**Floor Plans and Elevations**

- Stone base widths appear proportionately narrow relative to width of timber columns.
- Provide exterior lighting cut sheets for sconces, pendant and cans.
- The roof overhangs at master gable are inconsistent from one side to the other, and with elevations.
- The trim banding is still inconsistent from one side of deck to the other.
- Exterior material transition detail of stucco to stone is not provided.
- What is the deck edge gutter and downspout material? Downspouts are not shown on elevations.
- Details provided do not include complete notation, material designation or sizing.
  - A.602 Details: 3 & 5 indicate 1x6 t&g soffit, indicate gutter material
  - A.602 Details: 7 & 8 verify the flashing in on top of the stone and decking material, indicate size of newel post
  - A.602 Detail: 11 indicate size of truss members, Detail 12 indicate size of stone cap, stone veneer thickness
- Exterior stairs and railings, newel post size, stone cap size, knee brace, wall purlin and truss details are not provided.
- Details 3-5/A6.02 provided are structural details, not architectural details. As shown, there is not any architectural finish, but many exposed metal connectors and rough framing.
- A.601 Garage door indicate direction of 1x6 t&g

**General Comments**

**Final – Approved 3-0 with comments**

**Review Board – Staff Memorandum**

**Date: 4/12/2016**

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**Applicant:** McCarty Residence  
**Location:** 322 Granada Glen / Lot 2, Filing 3  
**Representative:** Brent Alm, Architect / Don Dotson, Contractor /  
 Linda McCarty, Owner via phone  
**DRB Coordinator:** Millie Aldrich  
**Review:** Sketch

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**Project Overview**

The McCarty Residence is a new residence located at 322 Granada Glen / lot 2, Filing 3. The site is 3.292 acres. The proposed residence is 4,040 square feet, per drawing set 4/4/16. The McCarty Residence is being reviewed for Sketch and is subjected to the Divide Design Guidelines.

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### **Board Comments:**

#### **SITE PLAN**

- The proposed 2:1 slope below the motor court is allowed per the guidelines, but creates a difficult planting slope and unnatural appearance, a 3:1 slope is preferred with a planting bench along the drive to create a more natural appearing terrain.
- Limits of disturbance should be identified on the site plan and landscape plan and contained to the proposed grading outline.
- Identify utility connections and included within limits of disturbance.
- Additional trees in the range of 15 evergreen and 30 aspen trees to help soften and naturalize the house into the site.
- Additional native shrubs should be added to the leach field to further enhance and naturalize this area.
- A1.1 dimension roof overhang encroachment outside of building envelope
- Cordillera regulations identifies Zone 1 as a 20 foot defensible space, from all decks and overhangs to the drip edge of the tree.

#### **ARCHITECTURAL**

- Increase entry overhang
- The larger mass of the garage (east elevation) should have stone, taller than the adjacent lower scale forms, expressing an appropriate hierarchy of stone relative to the building mass. The same comment should be said for the entry form as well as the great room form on the west elevation.
- “Shake” profile are not permitted in the Divide. See 3.03.04 E.
- Verify stone header overhang
- Add center support below bump out on south elevation
- Provide stone calculations
- Gable / snow retention appears to be unresolved below gas meter.

### **General Comments:**

**Sketch – Approved 3-0 with comments**

# Design Review Board

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Gene Shanahan – Chairperson  
David Staat – Board Member  
Lee Hegner - Board Member  
Judy LaSpada - Board Member  
Henry Reed - Board Member

Millie Aldrich – DRB Administrator  
John Gulick – DRB Compliance Officer  
Paul Miller - Architect Director  
Scott Sones - Landscape Arch. Dir.

July 12, 2016 DRB Agenda  
Administrative Offices, 408 Carterville Road

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All times are approximate and subject to change

- 8:30 a.m. Leaving from Administrative office  
Site Visits:
- 8:45 a.m. 205 Elk Springs Trail – Lauterbach Residence
- 9:15 a.m. Call to order**  
Approval of June Minutes  
Review Agenda – Project overview
- 9:45 a.m. Lauterbach Residence – 205 Elk Springs – Sketch Review  
Applicant: Owner / Mike Lauterbach  
Staff Approvals - 11  
Payne: 310 Little Andorra – patio and gas fire pit, DRB - **Approved**  
Millsap: 49 Kicking Horse Trail – landscape, entry gate, exterior lighting, DRB - **Approved**  
Scaff: 18 Stag Gulch – solid stain variance / color change, DRB – **Approved**  
Club Cottage: HOA garden – landscape improvement, DRB / Club – **Approved**  
McCarty: 322 Granada Glen – Technical Review, DRB – **Approved**  
Gray: 57 Hawks Leap – landscape improvements, HOA / DRB – **Approved**  
Vietto: 80 Club Cottage – patio and gas fire fit, HOA / DRB – **Approved**  
662 Saddle Ridge: solid stain variance, DRB – **Approved**  
Kon: 96 Pikes Way – exterior chandelier, DRB – **Approved**  
Pattee: 1282 Gore Trail – window revisions, DRB – **Pending**  
Kloehn-Speer: 2636 Fenno – color change, DRB - **Pending**

## Single Family Construction Starts

Peterson-Anderson: 49 Lady Belle

## Single Family Final Inspection

Groves-Rutherford: 795 Gore Trail

## Staff Updates

DRB alternate member

- Dennis Moran – review DRB alternate
- Active Construction Sites / Build-out Analysis  
DRB Newsletter topic suggestions  
DRB Definitions

Compliance Officer Updates

Other Business