

**AGENDA FOR SPECIAL CMD AND CPOA BOARD MEETINGS**  
**Tuesday, August 23, 2016**

**NOTICE IS HEREBY GIVEN** that the Special Meeting of the Boards of Directors of Cordillera Property Owners Association and Special Meeting of the Cordillera Metropolitan District, Eagle County, Colorado will be held at the Edwards Interfaith Chapel, 32138 US-6, Edwards, Eagle County, Colorado on Tuesday, August 23, 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

**4:00 – 4:05 OPEN CPOA MEETING – Mr. Ed Shriner (CPOA President)**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda

**4:05 – 4:10 OPEN CMD MEETING – Mr. Bob Egan (CMD President)**

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda

**4:10 – 4:15 OWNERS ITEMS – Mr. Ed Shriner**

1. Approval of the August 24, 2015 Annual Meeting Minutes.....**Page 2**
2. Approval of the December 18, 2015 Special Meeting Minutes.....**Page 5**
3. Approval of the February 19, 2016 Special Meeting Minutes.....**Page 7**
4. Approval of the June 30, 2016 Special Meeting Minutes.....**Page 9**

**4:15 – 6:00 JOINT ITEMS – Mr. Ed Shriner & Mr. Bob Egan**

1. Recognition- Rachel Oys & Berniece Gutierrez
2. Financial Summary- Steve Thompson
3. Firewise Program- Bill Wentworth
4. Covenants, Conditions and Restrictions – Alan Pogue
5. Organizational Governance/Administration- Bob Egan, Ed Shriner & Alan Pogue
6. Appeal to Eagle County’s Intrepretation – Alan Pogue

**6:00 – 6:05 OWNERS ITEMS – Mr. Ed Shriner**

1. Election Results- Alan Pogue

**6:05 ADJOURNMENT**

**6:10 PUBLIC FORUM/Q&A**

**NEXT MEETING – Friday, September 16, 2016 at 8:30 a.m.**

CORDILLERA PROPERTY OWNERS ASSOCIATION, INC.  
MINUTES  
2015 ANNUAL MEETING OF THE MEMBERS  
MONDAY, 24 AUGUST 2015  
TIMBER HEARTH GRILL  
0655 CLUBHOUSE DRIVE, CORDILLERA, COLORADO

The Annual Meeting of Members of Cordillera Property Owners Association, Inc., a Colorado non-profit corporation (“CPOA”), was called and held on Monday, 24 August 2015, in accordance with the CPOA’s Bylaws and applicable statutes of the State of Colorado, with the following members of the CPOA Board of Directors present:

**ATTENDANCE**

Present:

David Bentley, President  
Rand Garbacz, Vice President  
Ed Shriner, Assistant Secretary  
Nanette Kuich, Treasurer  
Lois Bruce, Secretary

**ALSO PRESENT**

CMD Board Members: Nancy Alexander, Judith McBride, Ken Ulickey, David Davies, Bob Egan

CMD Staff: Rachel Oys, General Manager; Communications Associate, Ben Dodd; Jon Erickson, Finance Director; Bob Egizi, Public Safety Director; Bart Sigler, Community Operations Director; Joe Helminski, Recreation Director; Stacey Worley, Accounting Clerk; and Alan Pogue, legal counsel.

**CALL TO ORDER**

Director Bentley called to order the Annual Meeting of the Members of CPOA at 4:00 p.m.

**STATEMENT RE NOTICE OF MEETING**

Director Bruce noted that notice of the Annual Meeting had been provided, pursuant to Section 2.5 of the CPOA’s Bylaws, by first class mail to each Member, as well as by electronic delivery and posting within the community. No objections to the sufficiency of notice were raised.

**STATEMENT OF QUORUM**

Director Bentley noted that pursuant to the CPOA’s Bylaws, a quorum of the Members must be present, in person or by proxy, in order for action to be taken. 10% of the Members are required

to constitute a quorum. It was declared that greater than 10% of the CPOA's Members were present, in person or by proxy, thereby constituting a quorum.

### **APPROVAL OF MINUTES OF 2014 ANNUAL MEETING**

Director Bruce presented the minutes of the 2014 Annual Meeting of the Members of CPOA, held on 25 August 2014, to the Membership for approval. Upon motion duly made and seconded, it was resolved to approve the minutes of the 2014 Annual Meeting of the Members of CPOA.

### **DISCUSSION OF PROPOSED AMENDMENTS TO CPOA GOVERNING DOCUMENTS**

Director Bentley advised that the CPOA had undertaken the effort to amend and restate its Governing Documents, and that the amended and restated Governing Documents had been discussed at multiple meetings of the Board of Directors of the CPOA, and that public comment on the Governing Documents had been taken and revisions made. Director Bentley further reported that drafts of the Governing Documents had been provided to the Members on multiple occasions through the drafting process.

Director Bentley reviewed a summary of the Governing Documents and opened the discussion for public comment. There was brief public discussion about the history of the current Governing Documents, and the need to update based on changes in the law, technology, and best practices in the industry.

### **COMMUNITY UPDATE**

Public Safety Director Bob Egizi presented an update on Cordillera's Healthy Forest Program and USA recognition by Firewise.

Eagle River Fire Protection District Chief Karl Bauer gave a presentation concerning a fire at a home in Saddle Ridge resulting from a lightning strike. Chief Bauer described the ERFDP response process and answered questions from the Members.

General Manager, Rachel Oys presented a video highlighting the Cordillera community and the services and amenities provided by CPOA and the Cordillera Metropolitan District.

General Manager, Rachel Oys provided an update on the CPOA's financial statements, budget requirements, and status of amenities and programming offered by CPOA.

### **FORUM OF ISSUES**

Director Bentley and Ms. Oys updated the Members on the status of expansion plans for the Athletic Center at Cordillera. Public comment was provided, with primary focus on the location, costs of the expansion, and estimated community use of the facility. Additional public comment was provided about whether the Board should make the decision to move forward with the expansion or whether a vote of the Membership should be taken.

Public comment also was provided expressing support to move forward with the expansion, with a focus on the need to improve the aging facility, the amount of use during high traffic periods and the relatively small size of the facility to accommodate high traffic periods, and the positive impact on property values of an expanded and updated facility.

### **ELECTION RESULTS**

Director Bentley advised that Mr. Richard Smith had been elected by the Members to serve a three-year term on the CPOA's Board of Directors. Director Bentley thanked all candidates for their time and commitment to Cordillera.

Director Bentley advised that votes for the proposed amendments to the Governing Documents were still being tabulated.

The members of the Board of Directors expressed their thanks to Director Bentley for his service on the Board and dedication to Cordillera.

### **ADJOURNMENT**

There being no further business to come before the Members, upon motion duly made and seconded, it was unanimously resolved to adjourn the Annual Meeting of the Members of CPOA at 5:52 p.m.

CORDILLERA PROPERTY OWNERS ASSOCIATION, INC.  
MINUTES  
SPECIAL MEETING OF THE MEMBERS  
FRIDAY, 18 DECEMBER 2015  
CORDILLERA ADMINISTRATION BUILDING  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

A Special Meeting of Members of Cordillera Property Owners Association, Inc., a Colorado non-profit corporation (“CPOA”), was called and held on Friday, 18 December 2015, in accordance with the CPOA’s Bylaws and applicable statutes of the State of Colorado, with the following members of the CPOA Board of Directors present:

**ATTENDANCE**

Present:

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

**ALSO PRESENT**

CMD Board Members: Nancy Alexander, Ken Ulickey, David Davies, Bob Egan, and Judith McBride

CMD Staff: Rachel Oys, General Manager; Jon Erickson, Finance Director; Bob Egizi, Public Safety Director; Bart Sigler, Community Operations Director; Joe Helminski, Recreation Director; Berniece Gutierrez, Human Resources and Administrative Services Manager; Stacey Worley, Accounting Clerk; and Alan Pogue, legal counsel.

**CALL TO ORDER**

Director Shriner called the Special Meeting of the Members of CPOA to order at 8:40 a.m.

**STATEMENT RE NOTICE OF MEETING**

Director Shriner noted that notice of the Special Meeting had been provided, pursuant to Section 2.5 of the CPOA’s Bylaws, by first class mail to each Member, as well as by electronic delivery and posting within the community. No objections to the sufficiency of notice were raised.

**STATEMENT OF QUORUM**

Director Shriner noted that pursuant to the CPOA’s Bylaws, a quorum of the Members must be present, in person or by proxy, in order for action to be taken. 10% of the Members are required to constitute a quorum. It was declared that greater than 10% of the CPOA’s Members were present, in person or by proxy, thereby constituting a quorum.

**DISCUSSION OF PROPOSED AMENDMENTS TO CPOA GOVERNING DOCUMENTS**

Director Shriner advised that the CPOA had undertaken the effort to amend and restate its Governing Documents, and that the amended and restated Governing Documents had been discussed at the Annual Meeting of the Members, on August 24, 2015, and that votes on the proposed amended and restated Governing Documents were taken at the Annual Meeting.

Director Shriner reviewed the summary of the Governing Documents previously presented at the Annual Meeting, and opened the discussion for public comment. There was brief public discussion about the process for obtaining District Court confirmation of the Governing Documents and the number of votes required to petition the District Court.

### **COLLECTION OF PROXIES**

Finance Director Erickson advised that additional proxy votes received and tallied at the December 18, 2015 Special Meeting, brought the total number of votes received in favor of the proposed amended and restated Governing Documents to 182. Mr. Erickson further advised that this total was less than the amount required to allow the CPOA to proceed to the Eagle County District Court for final action on confirming the approval of the Governing Documents.

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

Director Shriner opened the meeting for public comment on any non-agenda items. There being no public comment, Director Shriner closed the public comment portion of the meeting.

### **ADJOURNMENT**

There being no further business to come before the Members, upon motion duly made and seconded, it was unanimously resolved to adjourn the Special Meeting of the Members of CPOA at 8:52 a.m.

CORDILLERA PROPERTY OWNERS ASSOCIATION, INC.  
MINUTES  
SPECIAL MEETING OF THE MEMBERS  
FRIDAY, 19 FEBRUARY 2016  
CORDILLERA ADMINISTRATION BUILDING  
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

A Special Meeting of Members of Cordillera Property Owners Association, Inc., a Colorado non-profit corporation (“CPOA”), was called and held on Friday, 19 February 2016, in accordance with the CPOA’s Bylaws and applicable statutes of the State of Colorado, with the following members of the CPOA Board of Directors present:

**ATTENDANCE**

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

**ALSO PRESENT**

CMD Board Members: Nancy Alexander, David Davies, Bob Egan, Judith McBride

CMD Staff: Rachel Oys, General Manager; Jon Erickson, Finance Director; Bart Sigler, Community Operations Director; Berniece Gutierrez, Human Resources and Administrative Services Manager; Trevor Broersma, Facilities & Operations Manager; Jill Conley, Communications Manager; Stacey Worley, Office Coordinator; and Alan Pogue, legal counsel.

**CALL TO ORDER**

Director Shriner called to order the Special Meeting of Members of CPOA at 8:30 a.m.

**STATEMENT RE NOTICE OF MEETING**

Director Shriner noted that notice of the Special Meeting had been provided, pursuant to Section 2.5 of the CPOA’s Bylaws, by first class mail to each Member, as well as by electronic delivery and posting within the community. No objections to the sufficiency of notice were raised.

**STATEMENT OF QUORUM**

Director Shriner noted that pursuant to the CPOA’s Bylaws, a quorum of the Members must be present, in person or by proxy, in order for action to be taken. 10% of the Members are required to constitute a quorum. It was declared that greater than 10% of the CPOA’s Members were present, in person or by proxy, thereby constituting a quorum.

## **DISCUSSION OF PROPOSED AMENDMENTS TO CPOA GOVERNING DOCUMENTS**

Director Shriner advised that the CPOA had undertaken the effort to amend and restate its Governing Documents, and that the amended and restated Governing Documents had been discussed at two prior meetings of the Members, on August 24, 2015, and December 18, 2015, and that votes on the proposed amended and restated Governing Documents were taken at both meetings.

Director Shriner reviewed the summary of the Governing Documents previously presented at the August and December, 2015 meetings, and opened the discussion for public comment. There being no public comment, the discussion was closed.

## **COLLECTION OF PROXIES**

Finance Director Erickson advised that additional proxy votes received and tallied at the February 19, 2016 Special Meeting, brought the total number of votes received in favor of the proposed amended and restated Governing Documents to 216. Mr. Erickson further advised that this total allowed the CPOA to proceed to the Eagle County District Court for final action on confirming the approval of the Governing Documents.

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

Director Shriner opened the meeting for public comment on any non-agenda items. There being no public comment, Director Shriner closed the public comment portion of the meeting.

## **ADJOURNMENT**

There being no further business to come before the Members, upon motion duly made and seconded, it was unanimously resolved to adjourn the Special Meeting of the Members of CPOA at 8:40 a.m.



CORDILLERA PROPERTY OWNERS ASSOCIATION, INC.  
MINUTES  
SPECIAL MEETING OF THE MEMBERS  
THURSDAY, 30 JUNE 2016  
EDWARDS INTERFAITH CHAPEL  
32138 US-6, EDWARDS, COLORADO

A Special Meeting of Members of Cordillera Property Owners Association, Inc., a Colorado non-profit corporation (“CPOA”), was called and held on Thursday, 30 June 2016, in accordance with the CPOA’s Bylaws and applicable statutes of the State of Colorado, with the following members of the CPOA Board of Directors present:

**ATTENDANCE**

Present:

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

**ALSO PRESENT**

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

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; Tracy Stowell, Executive Coordinator, and 170 Public Attendees.

**CALL TO ORDER**

Director Shriner called to order the Special Meeting of Members of CPOA at 9:05 a.m.

**STATEMENT RE NOTICE OF MEETING**

Director Shriner noted that notice of the Special Meeting had been provided, pursuant to Section 2.5 of the CPOA’s Bylaws, by first class mail to each Member, as well as by electronic delivery and posting within the community. No objections to the sufficiency of notice were raised.

**STATEMENT OF QUORUM**

Director Shriner noted that pursuant to the CPOA’s Bylaws, a quorum of the Members must be present, in person or by proxy, in order for action to be taken. 10% of the Members are required

to constitute a quorum. It was declared that greater than 10% of the CPOA's Members were present, in person or by proxy, thereby constituting a quorum.

### **COLLECTION OF PROXIES**

Finance Director Erickson advised that additional proxy votes received and tallied at the June 30, 2016 Special Meeting, brought the total number of votes received in favor of the proposed amended and restated Governing Documents to 234. Mr. Erickson further advised that this total allowed the CPOA to proceed to the Eagle County District Court for final action on confirming the approval of the Governing Documents.

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

Director Shriner opened the meeting for public comment on any non-agenda items. There being no public comment, Director Shriner closed the public comment portion of the meeting.

### **ADJOURNMENT**

There being no further business to come before the Members, upon motion duly made and seconded, it was unanimously resolved to adjourn the Special Meeting of the Members of CPOA at 9:15 a.m.