AGENDA FOR REGULAR CMD AND CPOA BOARD MEETINGS Friday, September 22, 2017

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 **Cordillera Cafe, 0360 Carterville Road**, Cordillera, Eagle County, Colorado on Friday, September 22, 2017. The meeting will be held for the following agenda and other matters that may come before the Boards.

CORDILLERA METROPOLITAN DISTRICT

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

CORDILLERA PROPERTY OWNERS ASSOCIATION

Larry Brooks, Vice President, Term to August 2019 Rick Smith, Assistant Treasurer/Assistant Secretary, Term to August 2018 Mike Grier, Term to August 2020 Jerri More, Term to August 2020 Vacant, Term to August 2019

8:30 – 8:35 OPEN CMD MEETING – Ms. Judith McBride (CMD President)

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

Approv	Approval of Consent Agenda Items		
a.	Approval of August 3 Special Meeting Minutes	3	
b.	Approval of August 3 Special Meeting Minutes	5	
	i. Community Center Planning Input		
c.			
	a. b.	 Approval of Consent Agenda Items a. Approval of August 3 Special Meeting Minutes b. Approval of August 3 Special Meeting Minutes i. Community Center Planning Input c. Approval of September 1 Special Meeting Minutes 	

8:35 – 9:00 OPEN CPOA MEETING – Mr. Larry Brooks (CPOA Vice President)

- Call to Order
 Declaration of Quorum/Director Qualifications/Disclosure Matters
 Approval of Agenda
 Approval of Consent Agenda Items

 a. Approval of August 3 Special Meeting Minutes
 b. Approval of August 3 Special Meeting Minutes
 i. Community Center Planning Input
 5. Recognition of Service for Lois Bruce, Nanette Kuich and Ed Shriner
- 6. Seating of Officers
- 7. Appointment of Board of Director Vacancy

9:00 – 9:20 PUBLIC INPUT – Ms. Judith McBride and Mr. Larry Brooks

9:20 – 1:20 JOINT ITEMS – Ms. Judith McBride and Mr. Larry Brooks

1.	Management Team Report			
		udget Planning and Discussion		
	a.	Projected 2018 Budget	172	
		Capital Improvement Project Schedule and Justification		
	с.	CMD/CPOA Draft Service Agreement		
	d.	2018 Department Work Plans		
		Schedule Budget Hearing		
3.	Community Survey– Rachel Oys			
	Let Combining Desurety Environe Criseria and Eric Lung			

4. Lot Combining Requests – Enrique Grisoni and Eric Jung

5. Joint CMD and CPOA Meetings- Jerri More

1:20 - 1:40 CMD ITEMS - Ms. Judith McBride

1:40 - 2:00 CPOA ITEMS - Mr. Larry Brooks

- 2. Athletic Center Expansion Jerri More
- 3. Bylaws Amendments Alan Pogue

2:00 EXECUTIVE SESSION

Executive session pursuant to Section 24-6-402(4)(b), C.R.S. (CMD) and Section 38-33.3-308(4)(b), C.R.S. (CPOA) for the purpose of receiving legal advice regarding the Rule 106 Judicial Appeal.

3:00 ADJOURNMENT

Special Budget Hearing/Meeting – TBD NEXT REGULAR MEETING – Friday, December 15 at 8:30 a.m.

CORDILLERA METROPOLITAN DISTRICT SPECIAL BOARD MEETING MINUTES THURSDAY, AUGUST 3, 2017 0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held Thursday, August 3, 2017, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present:

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

ALSO PRESENT

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

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel; and Lew Harstead, legal counsel.

CALL TO ORDER

Director McBride called to order the Special Meeting of the Cordillera Metropolitan District at 11:45 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Director McBride 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

August 3, 2017 Special Meeting Agenda

Director Bentley moved to approve the August 3, 2017 Special Meeting Agenda. Seconded by Director Davies.

Upon motion duly made and seconded, the Board voted unanimously. Approved the August 3, 2017 Special Meeting Agenda.

CMD EXECUTIVE SESSION

11:46 a.m. Director Bentley and Director Davies moved to enter into Executive Session. Pursuant to 24-6-402(4)(b), C.R.S. (CMD) for the purpose of receiving legal advice regarding the Rule 106 Judicial Appeal, combining lots and road maintenance responsibilities within the community.

2:30 p.m. Director McBride and Director Bentley move to conclude Executive Session.

Present: Ed Shriner; Nanette Kuich (arrived 12:06 p.m.), Rick Smith, Larry Brooks, Lois Bruce, Rachel Oys, Alan Pogue and Lew Harstead (arrived 12:18 p.m.)

No action taken during executive session.

ADJOURNMENT

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

Upon motion duly made and seconded, the Board voted unanimously to **Adjourn** the Special Meeting of the Cordillera Metropolitan District at 2:31 p.m. Thursday, August 3, 2017.

Respectfully submitted,

Tracy Stowell Executive Coordinator

CORDILLERA METROPOLITAN DISTRICT SPECIAL BOARD MEETING MINUTES THURSDAY, AUGUST 3, 2017 0360 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held August 3, 2017 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present:

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

ALSO PRESENT

CPOA Board Members: Lois Bruce, Rick Smith, Ed Shriner, Nanette Kuich and Larry Brooks.

OTHERS PRESENT

Alan Pogue, legal counsel; Rachel Oys, general manager; Jaime Walker, communications manager; Trevor Broersma, operations director; Tracy Stowell, executive coordinator; Joe Helminski, recreation director; Toby Sprunk, Eagle County open space coordinator, Kerri McDowell, McDowell Engineering, Kurt Rhoden, Cordillera resident, Michael Lund, Stifel and 46 members of the public.

CALL TO ORDER

Director McBride called to order the Special Meeting of the Cordillera Metropolitan District at 2:39 p.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Director McBride 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 special meeting at least 72 hours in advance. No conflicts of interest were noted.

APPROVAL OF AGENDA

August 3, 2017 Meeting Agenda

Director Egan moved to approve the August3, 2017, Special Meeting Agenda. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously. **Approved** the August 3, 2017 Special Meeting Agenda.

APPROVAL OF CONSENT AGENDA ITEMS Approval of June 23 Regular Meeting Minutes Approval of July 6 Special Meeting Minutes

Approval of July 10 Special Meeting Minutes

Director Egan moved to approve the June 23, 2017, Regular Meeting Minutes and the July 6, and July 10, 2017, Special Meeting Minutes. Seconded by Director George.

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

Approved the June 23, 2017, Special Meeting Minutes and the July 6, and July 10, 2017, Special Meeting Minutes.

Community Center Planning

Director Egan made a motion for CMD to discontinue all planning and efforts on the community center based on community input and uncertainty surrounding the Lodge. Seconded by David Davies.

Upon motion duly made and seconded, motion passes with a 3-2 vote in favor with Directors McBride and George opposed.

Approved cessation of planning and other efforts for the Community Center.

JOINT CMD/CPOA AGENDA ITEMS

Community Center Planning

The boards discussed the community center planning process. The audience made suggestions to form committees to help the board in the future. Project expenses total \$166,439.45 which include legal and title work, design concepts and graphic design. Audience members questioned if this total included staff time, which was answered in the negative. On October 21, 2016, the board approved \$120,000 for strategic planning; in March 2017, the boards approved an additional \$160,000 for the effort.

Suggestions to consult Cotton & Company or similar resort marketing firm have been considered; Cotton & Co has offered to visit and develop a marketing plan for \$20,000 with additional travel costs.

Staff has contacted Andrej Brujilin for a cost estimate for a community survey; however, the objectives of the survey and what value it could add is yet to be determined.

Hardscrabble Ranch Open Space and Cordillera Connection/Access

Toby Sprunk, Eagle County open space director, presented information on the recently purchased Hardscrabble Ranch, a 1,540-acre parcel of land that adjoins Cordillera's southwest boarder on which a conservation easement will be placed. In a complex land deal, the Conservation Fund now owns the land which will ultimately be transferred to Eagle County's Open Space program for permanent protection. Hiking, fishing and historical ranching activities will be allowed.

There is an existing two-track dirt road from Cordillera through BLM and the Hardscrabble parcel. Staff priority is maintaining the assets for emergency egress access; however, it is not currently permitted by the current or previous land owner. The County can consider a request for the road to be established for emergency egress; however, expanding its use for regular vehicular traffic is counter to the conservation requirements of the purchase.

According to Cordillera resident Ron Askew, 86 Jacksons Path, all utilities and fire hydrants have been identified and marked by GPS. Sprunk confirmed that existing utility easements are respected in the land agreement and all pre-existing rights remain intact.

There are owners seeking the construction of a road. Kurt Rhoden, 872 Webb Peak, Cordillera, shared his concerns about EMS services to the Summit and Territories from Eagle. Rhoden desires a more direct route for emergency services. A group of homeowners he represents are also exploring the options available for recreational vehicle use of the existing trail both on BLM land and on the Hardscrabble parcel. He requested the Boards hire a real estate attorney to research the title history to determine what easements exist and if a road can be constructed for permanent public access. It was noted that all Cordillera roads are public and if this dirt-track was to become a road, public access into Cordillera would be permitted.

A discussion ensued about what easements exist, if they are prescriptive easements and ensuring egress rights. Cordillera needs to determine what rights it has on the parcel.

It was acknowledged that if requests for a motorized road stop the creation of the conservation easement, Cordillera would have a significant public relations problem.

Sprunk will take Cordillera's concerns to the Eagle County Board of County Commissioners. Finalizing the draft land agreement will take four to six weeks.

Director Davies made a motion to consult with legal counsel to determine cost and scope of title research and what rights Cordillera has on the property. Seconded by Director Bentley. Upon motion duly made and seconded, the Board voted unanimously.

Approved consulting with legal counsel for the purposes of determining cost and scope of title research.

2018 Budget Planning Process and Timeline

Oys shared that the 2018 budget process started concurrent with work plan development. The management team has already met on the budget timeline and will be looking for areas of alignment. There will be numerous meetings with board presidents and treasurers. Staff will present the boards with a cafeteria plan of options for guidance at the September 22 meeting. After direction is received from the board, the budget will be refined for a budget hearing October 27 or November 23, based on board member availability. The budget will be available for public review September 22 and final budget will be available December 1 which is 30 days before the fiscal year begins.

Shared Driveways and Access Roads

Alan Pogue has identified 66 properties with shared drives that are not public roads. Forty-three have been transferred to CMD, twenty-three are served by access easements identified on various plats. These plats do not obligate CMD to maintain the access easements. CMD would like to eliminate this distinction on a case by case basis to be consistent throughout the community. For the twenty-three properties with an access easement, CMD will ask property owners to quit-claim the access drives to CMD, or, in the alternative, convey an easement to CMD to permit CMD to maintain the access drives.

PUBLIC INPUT

Lois Van Deusen, 82 Rodeo Drive, addressed the campaign regarding the bylaw amendments. Email communication throughout the community is troubling because of their false statements. The CPOA has a responsibility to educate the community on the impact of the amendments and correct false statements.

Cheryl Foley, 178 Grey Hawk Lane, asked if the boards/staff have done an analysis of the covenants, bylaws to ensure the community's rights are protected as it relates to Lodge construction. The two parcels on which the Lodge sits are not within the DRB guidelines, however, building permits will be authorized through the county.

Dennis Meyer, 50 Bermuda, urged cooperation between those seeking the bylaw amendments and the boards. Simon Aron, 42 Bermuda, echoed this point.

To this request, Alan Pogue, legal counsel, informed the audience that only the people who signed and/or submitted the petition can withdraw the petition. The CPOA board cannot change the petition or negotiate on its existing terms. As long as a sufficient number of property owners support the petition as it stands there must be a vote. The board cannot offer a different measure as this would expose them to lawsuit for competing with the petitioner's rights. The threshold for a special meeting is 10 percent of properties, which is about 86 signatures. The petitions have 120 signatures. If the petitioners want to withdraw the petition, petitioners must acquire enough signatures for withdraw that meets the 10 percent threshold.

The audience was also informed that the petitioners consulted with Pogue before the petition submittal. Pogue offered suggestions to have a different threshold for the majority of votes or stipulating a dollar amount in order to provide clearer definition. This language ultimately was not included in the petitions.

Avery More, 233 Saddle Ridge Road, asked if the petitions were withdrawn will the board move quickly to vote to institute fiscal discipline by the annual meeting of the members August 18.

Pogue replied that the timeline to do such a vote is tight given that eight hundred-plus proxies would need to be sent out and returned by then. Given that proxies would be sent out through the U.S. Postal Service, it is not likely.

Van Deusen pointed out that the boards did act in a fiscally responsible manner regarding the Community Center. The boards were transparent and sought community feedback, during the summer when most owners were here, and received it. It would have been irresponsible not to do a strategic plan.

Director Shriner pointed out the that CPOA's ability to borrow money is limited and it is not possible for them to obtain a loan for \$25 million. The board is fiscally responsible; in 25 years, it has never been in debt. Fiscal malfeasance doesn't exist, and the boards operate for the community's best interest.

Jane Roberts, 231 Saddle Ridge Road, stated she was for the petition because the board was given unlimited check with the assumption that it would spend money wisely. She offered three examples where she believed the board did not act responsibly: The fast-paced community center plan without a community vote; the CMD board failure to manage the existing debt and refinance the debt for a lower rate pointing out that it costs property owners \$500 per day extra until it is refinanced; and the willingness of the board to stretch the debt to the limit. She suggested working together on the language of the petition.

Director Egan, offered the cost per property owner was closer to \$123 per day to maintain the current debt.

Director Shriner repeated that the boards have not borrowed money, but rather did a feasibility study as every other board in the valley does before presenting options to the community.

Director Egan highlighted that CMD cannot borrow money unless they receive approval in a vote per Colorado TABOR statute. It is Colorado law that only allows Colorado residents to vote.

Roberts argued that the community center idea should have been brought to the community for a vote.

Director Davies pointed out that the boards outlined a public process to inform the community about the project. The vast majority who showed up at the meetings were those opposed to the project. Those who supported it did not show up at the meetings, so the boards did not hear from a sufficient number of people in support to continue with the project. The boards wanted to hear from the whole community.

Director McBride indicated her strong support for the community center idea. She explained her reasons for not voting to stop the community center planning process. She believes that the community needs a strategic plan and something like the community center. The boards should absolutely be looking for what will benefit the community and she was looking to the future by supporting the project. If community members really believe the boards have been fiscally irresponsible, then people should go to the county for a recall petition; short of a recall, she asked community members to be supportive of the boards now and into the future.

Richard Saxby, 12 Stag Gulch, expressed his disappointment in the way minutes were recorded on the July 10 meeting as they did not record the opposition to the project and believes they are a blatant misrepresentation of the meeting.

Rachel Oys, general manager, explained that the protocol has not been to include all public comment in the minutes.

Director Davies reiterated that the boards were not under the delusion that there was not opposition and therefore they voted to stop the process; the public input told them there was not support.

As the CPOA Treasurer, Nanette Kuich, explained that long-term planning is part of the boards responsibility. The community has \$10 million in work identified on the current facilities. The community center process was an effort to get cost estimates on what a new facility would cost versus maintaining and/or upgrading the current assets. The boards hear loud and clear the message to keep existing facilities rather than building a new center. There is a lot of work on existing facilities that will cost the community money.

Laine Edinburg, 610 Andorra, brought up the Athletic Center of Cordillera (ACC) discarded remodel project from 2016, pointing out that there was community support when it was going to be a \$1 million remodel but not a \$4 to \$5 million remodel. The board spent \$500,000 for marketing/renderings. She urged cooperation for a world class athletic facility and the use of a survey to determine what the community wants.

Terry Eubank, asked Pogue to clarify what needs to occur to withdraw the petition. Pogue responded that people needed to sign a petition withdrawing their support of the original petition. This would need to be done immediately.

Jon Warren, 235 Saddle Ridge, recognized that the board members are community members too. He talked about his concern for the future for the Short Course and suffering golf course communities around the country. Marketing should promote golf and the other amenities. He had concerns about the Short Course, Grouse on the Green, the Ski Lodge at Beaver Creek and the ski shuttle service from the Lodge. He volunteered to facilitate an extended strategic planning session with outside consultants, Cordillera property owners and realtors to identify objectives and plans for the future to establish a plan that homeowners can accept.

Bill Stevenson, 33 E. Timber Draw, is encouraged by a willingness to look to outside services. He also asked Pogue if community members were asked to refrain from discussing the Lodge in public because it poses a threat to legal strategy, how does the community find out what actions are being taken. Pogue offered for Stevenson to call him or a board member.

Charlene Koegel, 233 Black Bear Trail, wants a survey to gather information from the community on what it wants. She volunteered to be on the committee. She was on the committee that presented the ACC remodel in 2016.

Oys said that a survey is being reviewed with the length ranging from two to 100 questions. Community members should talk to board members if they want something specific included. Staff is gathering best practices from the survey companies to bring back to the boards. There are multiple topics in the community that could be surveyed.

Director McBride said that bids from professional companies are being requested.

Director Egan pointed out that if the boards were going to hire a marketing firm that it would be wise to wait to hear the recommendations first.

Koegel wants to see the survey before it goes out.

Director Shriner said no to this request.

Director Davies pointed out that this community has diverse views.

Oys wanted the community to have accurate information; she shared that the ACC plans were \$236K and it was indeed possible to put a room over the pool.

Ursula Gross, 37 Fairway Lane, thinks the boards are doing a great job and believes that a community center is needed. She shared her experience with a club in Florida that successfully built a center and it became a draw for the community. There was a survey before planning commenced, so by the time the project was built the community supported it. She believes a community center would bring life back to Cordillera.

Director Shriner pointed out that the planning strategy for the community center planning process was to put everything in at first and then remove programming/elements as they received feedback.

Tom Thomas, 193 Aspen Meadows Road, supported Kuich's comments, acknowledging that the amenities are deteriorating. He believes that \$10 million is not enough to keep the community going.

Director Kuich pointed out that the \$10 million estimate were to maintain the assets not upgrade. Estimates could increase, just like in a home construction project, as labor and material costs fluctuate.

Simon Aron, 42 Bermuda Drive, does not think there is an issue of fiscal responsibility; presentation and process is important to getting input from the community.

Sandra Thomas, 193 Aspen Meadows, does not want to hamstring the board and the community's finances because eventually the boards will be scared to spend money. Then people will start to take their interest and families elsewhere.

Pam Smith, 675 Saddle Ridge Loop, pointed out that through the community center process, the message was clear that Cordillera is not an apathetic community; people want to protect their property values, people want to provide input. There are ways to devise a survey where people share ideas to help the boards get a clear vision for the direction of the community. Getting people to respond to surveys takes a lot of work. There needs to be multiple communication points to make it super easy and give them plenty of time, so there can be trust in the results.

Jeannie Quagliano, 251 Granada Hill Road, thanked the board for their work as it is a volunteer position. She does not want to see the community divisions that has been surfacing recently. She would like people to think of the big picture.

Jerry More, 233 Saddle Ridge Road, stated although it is one Cordillera there are satellite communities. Those in the community who are not Colorado voters look to CPOA to represent their views. She was concerned about the concept of taxation without representation

Director Davies argued that every discussion, vote and view expressed has always been on behalf of Cordillera property owners without making the distinction for those who are Colorado voters or not. The boards act on the interest of all Cordillera property owners.

Director Kuich noted that the boards recognize that part-time residents pay just as much in dues and taxes as the full-time residents and believes that they work to make the community nice for when part time residents come to Cordillera.

Nancy Alexander, 101 Red Draw, wondered what will happen to the Trailhead and ACC? Many people like to walk to these facilities. She appealed to the boards that when they make a plan, clarify what will happen to existing facilities.

Director Bruce noted she never felt a distinction between Colorado residents and part-time residents.

Bob Collins, 500 Kensington Drive, thanked the board. Then he asked about who will review the use of the Lodge building to stay within the Commissioners restrictions and if there need to be permits?

Pogue responded that it will depend on the PUD.

Director Egan asked if there is a business license review.

Pogue answered that there is a lot of licensing review that will occur at the State level. The County review is a land use review.

Scott Glasser, 340 Elk Springs Trail, asked where the regulation came from that require roofs to be replaced with shingles.

Director Shriner replied that it is in the DRB guidelines, but many times insurance companies will drop coverage unless a roof is replaced with noncombustible materials.

Glasser would prefer that the insurance companies require the replacement rather than the CPOA.

Director Smith announced that he had a prepared statement that will be included in the minutes rather than read during the meeting regarding the Community Center.

Director Shriner offered to meet with Avery More, Saturday, August 5, to come up with language to bring back to the Board.

CMD ITEMS

Director Egan moved to approve the 2016 Annual Audit. Seconded by Director Davies. Upon motion duly made and seconded, the Board voted unanimously to **Approve** the 2016 Annual Audit.

CMD Bond Refinancing

Michael Lund from Stifel reviewed the refinancing information and the term sheet from US Bank for refinancing CMD and CCMD bonds, seeking board approval to proceed with the refinancing.

Director Egan made a motion for Stifel to proceed with bond refinancing work. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously. **Approve** proceeding with the bond refinancing.

Roundabout

Keri McDowell and Community Operations Director Trevor Broersma presented findings regarding the Fenno Drive/Club Cottage Drive trial roundabout. It has proven to be successful but needs adjustments as uphill traffic does not slow down sufficiently. The installation of the roundabout was approved after McDowell conducted a study in 2016 and offered recommendations to reduce speeds. The study was initiated after a request was made to install a stop sign at the intersection.

Director Bentley shared that he had received comments from community members who believed that the roundabout made the road less safe. Director Davies echoed this sentiment.

It was asked if a stop sign could be installed. McDowell explained that there are federal standards that allow for the installation of a stop sign and the intersection does not meet the standards. Installing one without meeting the standards opens the District up to liability.

The roundabout is a relatively low cost/low risk approach to calming traffic at this dangerous intersection. Based on field observations it is working. The intersection and roundabout were presented to a roundabout expert who supported its use as a good option.

Discussion ensued about expanding the roundabout 90 feet, its impacts on the walking path, maintaining the temporary roundabout through the winter and how this will affect snowplowing. The road is scheduled to be repayed in 2018.

Director McBride asked if speed bumps could be used at the intersection instead. Trevor Broersma explained that they are quite noisy and damaging to the snow plows. Speed bumps in the winter are also more dangerous because ice in/around the bump can cause drivers to lose control.

It was requested to remove the roundabout during the winter. Both McDowell and Broersma advised against this because having it in place consistently aids in the education efforts and habit-forming process for drivers.

Director Davies made a motion to have the roundabout removed for the winter. Seconded by Bentley. The board voted two to three against removing the roundabout with no votes from Directors George, McBride and Egan.

Failed the motion to remove the roundabout for winter.

Director Davies made a motion for staff to obtain costs to extend the roundabout and roadway by 90 feet. Director George seconded the motion.

Upon motion duly made and seconded, the Board voted unanimously. **Approve** the motion for staff to obtain costs for the expansion of the road for the roundabout.

Director Davies made a motion to spend \$15,000 so an effective roundabout and walkway can be made this year. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously. **Approve** spending \$15,000 for roundabout and walkway.

ADJOURNMENT

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

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

Adjourn the Special Meeting of the Cordillera Metropolitan District at 6:08 p.m. Thursday, August 3,

2017.

Respectfully submitted,

Jaime Walker Communications Manager

CORDILLERA METROPOLITAN DISTRICT SPECIAL BOARD MEETING MINUTES FRIDAY, SEPTEMBER 1, 2017 0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held Friday, September 1, 2017 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

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

Absent: David Davies, Vice President

ALSO PRESENT

CPOA Board members include Ed Shriner.

OTHERS PRESENT

Rachel Oys, general manager; Jaime Walker, communications manager, Stacey Worley, office coordinator, Wolfgang Opel, facilities maintenance; Michael Lund, Stifel; Dee Wisor, from Butler Snow acting as District's Bond Counsel; Jason Edrington from US Bank and eight members of the public.

CALL TO ORDER

Director McBride called to order the Special Meeting of the Cordillera Metropolitan District at 3:00 p.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

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

APPROVAL OF AGENDA

Director Egan moved to approve the September 1, 2017, Special Meeting Agenda. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously. **Approved** the September 1, 2017 Special Meeting Agenda.

PUBLIC IMPUT

Tom Bishop, 271 Eagles Glen, wanted to know how much the refunding will save and if the bonds were callable. If the savings were over three percent he would support the refinancing. He also wanted to know the Net Present Value.

Bob Donovan, 66 Grey Hawk, wanted to know if the District could have extended the term given the current interest rate environment.

Director McBride responded. Making the term longer would have negated savings on the one issue altogether and cut into the savings of the other. There is no reason at this time to extend the debt.

<u>CMD AGENDA ITEMS</u> Debt Refunding

Michael Lund stated that the rates on the loans were 1.91% for the Series 2017A and 2.18% for the Series 2017B. The final maturity on the loans is not being extend past the current term of the bonds being refunded so the 2017A loan will mature on December 1, 2019 and the 2017B loan will mature on December 1, 2022. The net present value savings for the 2017A loan is 2.19% and 6.48% for the 2017B loan.

Director Egan moved to approve the Series 2017A loan on the terms presented and the resolution with the modification of the numbers to conform to the final pricing. Seconded by Director Bentley Upon motion duly made and seconded, the Board voted unanimously. **Approved**.

Director Egan moved to approve the Series 2017B refinancing on the terms presented and the resolution. Seconded by David Bentley.

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

ADJOURNMENT

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

Upon motion duly made and seconded, the Board voted unanimously to **Adjourn** the Special Meeting of the Cordillera Metropolitan District at 1:10 p.m. on Friday, September 1, 2017.

Respectfully submitted,

Jaime Walker Communications Manager

CORDILLERA PROPERTY OWNERS ASSOCIATION SPECIAL BOARD MEETING MINUTES THURSDAY, AUGUST 3, 2017 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 Thursday, August 3, 2017, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present:

Ed Shriner, President Larry Brooks, Vice President Rick Smith, Assistant Secretary & Assistant Treasurer Nanette Kuich, Treasurer (arrived 12:06) Lois Bruce, Secretary

ALSO PRESENT

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

Others Present: Rachel Oys, general manager; Alan Pogue, legal counsel; and Lew Harstead, legal counsel.

CALL TO ORDER

Director Shriner called to order the Special Meeting of the Cordillera Property Owners Association at 11:46 a.m.

APPROVAL OF AGENDA

August 3, 2017 Special Meeting Agenda

Director Smith moved to approve the August 3, 2017 Special Meeting Agenda. Seconded by Director Bruce.

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

Approved the August 3, 2017 Special Meeting Agenda.

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

11:48 a.m. Director Smith and Director Bruce moved to enter into Executive Session. Pursuant to 38-33.3-308(4)(b) C.R.S. (CPOA) for the purpose of receiving legal advice regarding the Rule 106 Judicial Appeal, combining lots and road maintenance responsibilities within the community.
2:30 p.m. Director Smith and Director Bruce move to conclude Executive Session Present: Robert Egan, Judith McBride, David Bentley, Kitty George, David Davies, Rachel Oys, Alan Pogue and Lew Harstead (arrived 12:18 p.m.)

ADJOURNMENT

Director Bruce moved to adjourn the Special Meeting of the Cordillera Property Owners Association. Seconded by Director Smith.

Upon motion duly made and seconded, the Board unanimously agreed to **Adjourn** the Special Meeting of the Cordillera Property Owners Association at 2:31 p.m. on Thursday, August 3, 2017.

Respectfully submitted,

Tracy Stowell Executive Coordinator

CORDILLERA PROPERTY OWNERS ASSOCIATION SPECIAL BOARD MEETING MINUTES THURSDAY, AUGUST 3, 2017 0360 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Property Owners Association (CPOA) was called and held August 3, 2017 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present:

Ed Shriner, President Larry Brooks, Vice President Nanette Kuich, Treasurer Lois Bruce, Secretary Rick Smith, Assistant Treasurer & Assistant Secretary

ALSO PRESENT

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

OTHERS PRESENT

Alan Pogue, legal counsel; Rachel Oys, general manager; Jaime Walker, communications manager; Trevor Broersma, operations director; Tracy Stowell, executive coordinator; Joe Helminski, recreation director; Toby Sprunk, Eagle County open space coordinator, Kerry McDowell, McDowell Engineering, Kurt Rhoden, Cordillera resident, Michael Lund, Stifel and 46 members of the public.

CALL TO ORDER

Director Shriner called to order the Special Meeting of the Cordillera Property Owners Association at 2:36 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 ADVANCE 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 AGENDA

August 3, 2017 Meeting Agenda

Director Bruce moved to approve the August3, 2017, Special Meeting Agenda. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board voted unanimously. **Approved** the August 3, 2017 Special Meeting Agenda.

APPROVAL OF CONSENT AGENDA ITEMS Approval of June 23 Regular Meeting Minutes Approval of July 6 Special Meeting Minutes Approval of July 7 Special Meeting Minutes

Approval of July 10 Special Meeting Minutes

Director Smith moved to approve the June 23, 2017 Regular Meeting Minutes and the July 6, July7, and July 10, 2017 Special Meeting Minutes. Seconded by Director Bruce.

Upon motion duly made and seconded, the Board voted unanimously. **Approved** the June 23, 2017 Regular Meeting Minutes and the July 6, July7, and July 10, 2017 Special Meeting Minutes.

<u>Community Center Planning</u> Director Shriner made a motion for CPOA to discontinue all planning and efforts on the community center based on community input and uncertainty surrounding the Lodge. Seconded by Director Smith.

Upon motion duly made and seconded, the Board voted unanimously. **Approve** the cessation of planning and other efforts for the Community Center.

JOINT CMD/CPOA AGENDA ITEMS

Community Center Planning

The boards discussed the community center planning process. The audience made suggestions to form committees to help the boards in the future. Project expenses total \$166,439.45 which include legal and title work, design concepts and graphic design. Audience members questioned if this total included staff time, which was answered in the negative. On October 21, 2016, the board approved \$120,000 for strategic planning; in March 2017, the boards approved an additional \$160,000 for the effort.

Suggestions to consult Cotton & Company or similar resort marketing firm have been considered; Cotton & Co has offered to visit and develop a marketing plan for \$20,000 with additional travel costs.

Staff has contacted Andrej Brujilin for a cost estimate for a community survey, however, the objectives of the survey and what value it could add is yet to be determined.

Hardscrabble Ranch Open Space and Cordillera Connection/Access

Toby Sprunk, Eagle County open space director, presented information on the recently purchased Hardscrabble Ranch, a 1,540-acre parcel of land that adjoins Cordillera's southwest boarder on which a conservation easement will be placed. In a complex land deal, the Conservation Fund now owns the land which will ultimately be transferred to Eagle County's Open Space program for permanent protection. Hiking, fishing and historical ranching activities will be allowed.

There is an existing two-track dirt road from Cordillera through BLM and the Hardscrabble parcel. Staff priority is maintaining the assets for emergency egress access; however, it is not currently permitted by the current or previous land owner. The County can consider a request for the road to be established for emergency egress; however, expanding its use for regular vehicular traffic is counter to the conservation requirements of the purchase.

According to Cordillera resident Ron Askew, 86 Jacksons Path, all utilities and fire hydrants have been identified and marked by GPS. Sprunk confirmed that existing utility easements are respected in the land agreement and all pre-existing rights remain intact.

There are owners seeking the construction of a road. Kurt Rhoden, 872 Webb Peak, Cordillera, shared his concerns about EMS services to the Summit and Territories from Eagle. Rhoden desires a more direct route for emergency services. A group of homeowners he represents are also exploring the options available for recreational vehicle use of the existing trail both on BLM land and on the Hardscrabble parcel. He requested the Boards hire a real estate attorney to research the title history to determine what easements exist and if a road can be constructed for permanent public access. It was

noted that all Cordillera roads are public and if this dirt-track was to become a road, public access into Cordillera would be permitted.

A discussion ensued about what easements exist, if they are prescriptive easements and ensuring egress rights. Cordillera needs to determine what rights it has on the parcel.

It was acknowledged that if requests for a motorized road stop the creation of the conservation easement, Cordillera would have a significant public relations problem.

Sprunk will take Cordillera's concerns to the Eagle County Board of County Commissioners. Finalizing the draft land agreement will take four to six weeks.

2018 Budget Planning Process and Timeline

Oys shared that the 2018 budget process started concurrent with work plan development. The management team has already met on the budget timeline and will be looking for areas of alignment. There will be numerous meetings with board presidents and treasurers. Staff will present the boards with a cafeteria plan of options for guidance at the September 22 meeting. After direction is received from the board, the budget will be refined for a budget hearing on October 27 or November 23, based on board member availability. The budget will be available for public review September 22 and final budget will be available December 1 which is 30 days before the fiscal year begins.

PUBLIC INPUT

Lois Van Deusen, 82 Rodeo Drive, addressed the campaign regarding the bylaw amendments. Email communication throughout the community is troubling because of their false statements. The CPOA has a responsibility to educate the community on the impact of the amendments and correct false statements.

Cheryl Foley, 178 Grey Hawk Ln, asked if the boards/staff have done an analysis of the covenants, bylaws to ensure the community's rights are protected as it relates to Lodge construction. The two parcels on which the Lodge sits are not within the DRB guidelines, however, building permits will be authorized through the county.

Dennis Meyer, 50 Bermuda, urged cooperation between those seeking the bylaw amendments and the boards. Simon Aron, 42 Bermuda echoed this point.

To this request, Pogue informed the audience that only people who signed and/or submitted the petition can withdraw the petition. The CPOA board cannot change the petition or negotiate on its existing terms. As long as a sufficient number of property owners support the petition as it stands there must be a vote. The board cannot offer a different measure as this would expose them to a lawsuit for competing with the petitioner's rights. The threshold for a special meeting is 10 percent of properties, which is about eighty-six signatures. The petitions have 120 signatures. If the petitioners want to withdraw the petition, petitioners must acquire enough signatures for withdraw that meets the 10 percent threshold.

The audience was also informed that the petitioners consulted with Pogue before the petition submittal. Pogue offered suggestions to have a different threshold for the majority of votes or stipulating a dollar amount in order to provide clearer definition. This language ultimately was not included in the petitions.

Avery More, 233 Saddle Ridge Road, asked if the petitions were withdrawn will the board move quickly to vote to institute fiscal discipline by the Annual Meeting of the Members on August 18.

Pogue replied that the timeline to do such a vote is tight given that eight hundred-plus proxies would need to be sent out and returned by then. Given that proxies would be sent out through the US Postal Service, it is not likely.

Van Deusen pointed out that the boards did act in a fiscally responsible manner regarding the Community Center. The boards were transparent and sought community feedback, during the summer when most owners were here, and received it. It would have been irresponsible not to do a strategic plan.

Director Shriner pointed out the CPOA's ability to borrow money is limited and it is not possible to obtain a loan for \$25 million. The board is fiscally responsible; in twenty-five years, it has never been in debt. Fiscal malfeasance doesn't exist, and the boards operate for the community's best interest.

Jane Roberts, 231 Saddle Ridge Road, stated she was for the petition because the board was given unlimited check with the assumption that it would spend money wisely. She offered three examples where she believed the board did not act responsibly: The fast-paced community center plan without a community vote; the CMD board failure to manage the existing debt and refinance the debt for a lower rate pointing out that it costs property owners \$500 per day extra until it is refinanced; and the willingness of the board to stretch the debt to the limit. She suggested working together on the language of the petition.

Director Egan, offered the cost per property owner was closer to \$123 per day to maintain the current debt.

Director Shriner repeated that the boards have not borrowed money, but rather did a feasibility study as every other board in the valley does before presenting options to the community.

Director Egan highlighted that CMD cannot borrow money unless they receive approval in a vote per Colorado TABOR statute. It is Colorado law that only allows Colorado residents to vote.

Roberts argued that the community center idea should have been brought to the community for a vote.

Director Davies pointed out that the boards outlined a public process to inform the community about the project. The vast majority who showed up at the meetings were those opposed to the project. Those who supported it did not show up at the meetings, so the boards did not hear from a sufficient number of people in support to continue with the project. The boards wanted to hear from the whole community.

Director McBride indicated her strong support for the community center idea. She explained her reasons for not voting to stop the community center planning process. She believes that the community needs a strategic plan and something like the community center. The boards should absolutely be looking for what will benefit the community and she was looking to the future by supporting the project. If community members really believe the boards have been fiscally irresponsible, then people should go to the county for a recall petition; short of a recall, she asked community members to be supportive of the boards now and into the future.

Richard Saxby, 12 Stag Gulch, expressed his disappointment in the way minutes were recorded on the July 10 meeting as they did not record the opposition to the project and believes they are a blatant misrepresentation of the meeting.

Rachel Oys, general manager, explained that the protocol has not been to include all public comment in the minutes.

Director Davies reiterated that the boards were not under the delusion that there isn't opposition as they voted to stop the process; the public input told us there wasn't support.

As the CPOA Treasurer, Nanette Kuich, explained that long-term planning is part of the boards responsibility. The community has \$10 million in work identified on the current facilities. The community center process was an effort to get cost estimates on what a new facility would cost versus maintaining and/or upgrading the current assets. The boards hear loud and clear the message to keep existing facilities rather than building a new center. There is a lot of work on existing facilities that will cost the community money.

Laine Edinburg, 610 Andorra, brought up the Athletic Center of Cordillera (ACC) discarded remodel project from 2016, pointing out that there was community support when it was going to be a \$1 million remodel but not a \$4 to \$5 million remodel. The board spent \$500,000 for marketing/renderings. She urged cooperation for a world class athletic facility and the use of a survey to determine what the community wants.

Terry Eubank, asked Pogue to clarify what needs to occur to withdraw the petition. Pogue responded that people needed to sign a petition withdrawing their support of the original petition. This would need to be done immediately.

Jon Warren, 235 Saddle Ridge, recognized that the board members are community members too. He talked about his concern for the future for the Short Course and suffering golf course communities around the country. Marketing should promote golf and the other amenities. He had concerns about the Short Course, Grouse on the Green, the Ski Lodge at Beaver Creek and the ski shuttle service from the Lodge. He volunteered to facilitate an extended strategic planning session with outside consultants, Cordillera property owners and realtors to identify objectives and plans for the future to establish a plan that homeowners can accept.

Bill Stevenson, 33 E. Timber Draw, is encouraged by a willingness to look to outside services. He also asked Pogue if community members were asked to refrain from discussing the Lodge in public because it poses a threat to legal strategy, how does the community finds out what actions are being taken. Pogue offered for Stevenson to call him or a board member.

Charlene Koegel, 233 Black Bear Trail, wants a survey to gather information from the community on what it wants. She volunteered to be on the committee. She was on the committee that presented the ACC remodel in 2016.

Oys said that staff is gathering best practices from the survey companies to bring back to the boards. There are multiple topics in the community that could be surveyed.

Director McBride said that bids from professional companies are being requested.

Director Egan pointed out that if the boards were going to hire a marketing firm that it would be wise to wait to hear the recommendations first.

Koegel wants to see the survey before it goes out.

Director Shriner said no to this request.

Director Davies pointed out that this community has diverse views.

Oys wanted the community to have accurate information; she shared that the ACC plans were \$236K and it was indeed possible to put a room over the pool.

Ursula Gross, 37 Fairway Lane, thinks the boards are doing a great job and believes that a community center is needed. She shared her experience with a club in Florida that successfully built a center and it became a draw for the community. There was a survey before planning commenced, so by the time the project was built the community supported it. She believes a community center would bring life back to Cordillera.

Director Shriner pointed out that the planning strategy for the community center planning process was to put everything in at first and then remove programming/elements as they received feedback.

Tom Thomas, 193 Aspen Meadows Road, supported Kuich's comments, acknowledging that the amenities are deteriorating. He believes that \$10 million is not enough to keep the community going.

Director Kuich pointed out that the \$10 million estimate were to maintain the assets not upgrade. Estimates could increase, just like in a home construction project, as labor and material costs fluctuate.

Simon Aron, 42 Bermuda Drive, does not think there is an issue of fiscal responsibility; presentation and process is important to getting input from the community.

Sandra Thomas, 193 Aspen Meadows, does not want to hamstring the board and the community's finances because eventually the boards will be scared to spend money. Then people will start to take their interest and families elsewhere.

Pam Smith, 675 Saddle Ridge Loop, pointed out that through the community center process, the message was clear that Cordillera is not an apathetic community; people want to protect their property values, people want to provide input. There are ways to devise a survey where people share ideas to help the boards get a clear vision for the direction of the community. Getting people to respond to surveys takes a lot of work. There needs to be multiple communication points to make it super easy and give them plenty of time, so there can be trust in the results.

Jeannie Quagliano, 251 Granada Hill Road, thanked the board for their work as it is a volunteer position. She does not want to see the community divisions that has been surfacing recently. She would like people to think of the big picture.

Jerry More, 233 Saddle Ridge Road, stated although it is one Cordillera, there are satellite communities. Those in the community who are not Colorado voters look to CPOA to represent their views. She was concerned about the concept of taxation without representation

Director Davies argued that every discussion, vote and view expressed has always been on behalf of Cordillera property owners without making the distinction for those who are Colorado voters or not. The boards act on the interest of all Cordillera property owners.

Director Kuich noted that the boards recognize that part-time residents pay just as much in dues and taxes as the full-time residents and believes that they work to make the community nice for when part-timers residents come to Cordillera.

Nancy Alexander, 101 Red Draw, wondered what will happen to the Trailhead and ACC? Many people like to walk to these facilities. She appealed to the boards that when they make a plan, clarify what will happen to existing facilities.

Director Bruce noted she never felt a distinction between Colorado residents and part-time residents.

Bob Collins, 500 Kensington Drive, thanked the board. Then he asked about who will review the use of the Lodge building to stay within the Commissioners restrictions and if there need to be permits?

Pogue responded that it will depend on the PUD.

Director Egan asked if there is a business license review.

Pogue answered that there is a lot of licensing review that will occur at the State level. The county review is a land use review.

Scott Glasser, 340 Elk Springs Trail, asked where the regulation came from that require roofs to be replaced with shingles.

Director Shriner replied that it is in the DRB guidelines, but many times insurance companies will drop coverage unless a roof is replaced with noncombustible materials.

Glasser would prefer that the insurance companies require the replacement rather than the CPOA.

Director Smith announced that he had a prepared statement that will be included in the minutes rather than read during the meeting regarding the Community Center.

Director Shriner offered to meet with Avery More, Saturday, August 5, to come up with language to bring back to the Board.

Director Smith moved to set a date of August 18, 2017 for the meeting to determine the date/time/location of the bylaw petition election. Seconded by Director Bruce.

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

Approved August 18, 2017 as the special meeting for the purpose of permitting all property owners the opportunity to vote for or against the proposed amendments.

CPOA AGENDA ITEMS

Bylaws Petition to Set Special Owners Meeting

Oys and Pogue addressed the upcoming director election. All property owners should have received election materials as they were sent July 21. If there will be a second election on the bylaws, there will be a second proxy. McMahan and Assoc. have provided a proposal to oversee the elections and counting for \$2600.

Director Brooks believes that it is financially irresponsible to hire people to count votes. For a couple of people to ask for that and board to acquiesce is fiscally irresponsible.

CPOA Administrative Resolutions

Pogue presented a number of policy items that needed to be resolved as they were affected by the 2016/2017 bylaw amendments; the policies will now correspond with the bylaws. These included the collection of unpaid assessments; handling board member conflict of interests; conduct of meetings; covenant and rule enforcements; inspection, retention and disposal of records; investment of reserve funds and the preparation of a reserve study; alternative dispute resolution; and, the suspension of owner rights.

Director Smith moved to approve the policy resolutions. Seconded by Director Bruce. Upon motion duly made and seconded, the Board voted unanimously. **Approve** the resolutions that amend or restate policy to correspond with the bylaws.

CPOA 2016 Annual Audit

Director Smith moved to approve the 2016 annual audit as presented. Seconded by Director Brooks, the Board voted unanimously to **Approve** the 2016 annual audit.

ADJOURNMENT

Director Smith moved to adjourn the Special Meeting of the Cordillera Property Owners Association. Seconded by Director Bruce.

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

Adjourn the Special Meeting of the Cordillera Property Owners Association at 6:08 p.m. on Thursday,

August 3, 2017.

Respectfully submitted,

Jaime Walker Communications Manager Director Smith comments:

These past many weeks have been eventful in many ways for your Community Boards and what has transpired has compelled me to speak. I don't presume to speak for others on the board but I feel I must say something on my own behalf lest the community get the impression that I concur with allegations by a vocal minority that the Boards have acted irresponsibly. First, let me thank the many homeowners who have contacted me directly to express their appreciation for our attempts, over the past couple of years to apprise the community of the issues associated with our infrastructure, to ensure adequate investment in existing infrastructure to maintain the status quo and to develop and present community investment opportunities designed to improve access to amenities and to engage in long-range planning to anticipate the future needs of a growing community in accordance with the Mission approved by the community to guide the Boards activities.

.....

- I've heard of many concerns expressed by homeowners including real estate values, dating of our community amenities, concern over disposition of the Lodge & Spa, and others. I feel one of the greatest immediate threats to the community is embodied in the Petitions submitted by Ms. Jerri More on July 14th that have been circulated to change the bylaws. I should add that the petitions were submitted 4 days after the board announced to the community that further work on the community center concept would be placed in abeyance until more is known of the disposition of the Lodge & Spa. Setting aside the question of the merits of the petitions themselves for a second; the accusations of nefarious behavior and personal attacks on the character of individual board members is something I would never have expected from my Cordillera neighbors.
- 2. In case anyone hasn't seen the petitions:
 - a. Amendment 1: Fiscal Responsibility
 - b. That the CPOA Board of Directors be required to obtain a majority vote of the CPOA Members prior to incurring any debt other than ordinary trade payables incurred in the routine operation and maintenance of the Cordillera community within their enumerated powers or as approved in the annual capital budget.
 - c. Amendment 2: No Taxation without Representation
 - d. That the CPOA Board of Directors be required to obtain a majority vote of the CPOA Members prior to taking any action in support of any Bond offering or any other long term debt instrument by the Cordillera Metro District.
 - e. Regarding the merits of the petitions themselves...you have all seen the recent Public notice from CPOA Board explaining why passage is not recommended. A few stats might be enlightening...
- 3. Some past election totals
 - a. 2017- 440 (Limited Amendment) We were able, through herculean efforts to obtain 440 of about 840 home owners to vote. About 315 of the responses were positive. To meet the threshold set by these petitions we would have needed an additional 111 positive responses to reach a majority. At that ratio of positives to negatives it would have required approximately another 155 homeowners to vote or a grand total of nearly 600 homeowners.

- b. 2016 election 270 total votes cast
- c. 2015 election 194 total votes cast
- d. 2014 election 291 total votes cast
- e. Athletic Center Remodel Survey
 - i. 2016- 229 total responses
- 4. Contained in the "My Commitment to You" email dtd July 25th Ms. Moore references an update for which a link was provided. This update clearly states a position on a number of issues, including the petitions that should be clarified.
 - a. Item 1. Alludes to the attempt to try to stop long range planning activities of the board without the Board first securing "an affirmative vote of the community".
 - i. It is an inherent duty of the property association board to engage in long range planning. The budgeting process and the process of long range planning has been a responsibility of the board ever since I've been in Cordillera as it has in any of the other community boards upon which I have served. While we are in a unique period created by the sale of the Lodge & Spa which the board has acknowledged may require putting some activities in abeyance; to agree to terminate long range planning indefinitely would abrogate a responsibility to the community that has been a cornerstone of board governance.
 - b. Item 2. Putting in place proper CPOA board financial governance measures that refers to Bylaw Amendments Petition to CPOA Board.
 - c. It is stated, "We proposed to amend the petition and clarify the wording to state the requirement be an attendance majority (in person or via proxy). We believe making this clarification is within the CPOA board ability to do so, however, the board declined on technical reasons. It is clear the board does not want these amendments to pass." "An alternative solution would be to pass the amendments as they are written and provide the clarifying wording very soon after."
 - d. Firstly, "technical reasons" alluded to was an attempt to get the Board to agree to pull the petitions that were submitted under the bylaws and replace them with something else without obtaining the requisite signatures. The Board does not have this discretion and such a move would be in violation of the bylaws.
 - e. Secondly, any "clarification" to these bylaws would necessarily require that the process proscribed in the bylaws be followed. This would require the same process as contained within the bylaws, namely, submission of a minimum of 10% of signatures of homeowners requesting a special meeting at which meeting a determination could be made whether a majority present plus proxies ratified such bylaw changes.
 - f. Thirdly, to suggest that the amendments be passed as written and that clarifying wording be provided very soon after smacks of being similar to "let's pass it so we can find out what's in it". Changes in community bylaws should never be approached in such a cavalier manner and any changes must be done in accordance with process and procedures contained within the bylaws. Any cursory read of the bylaws reveals that such a further change would require substantial effort. In section 11.1 (b) of Article 11 of the bylaws it states, "The Board shall not be permitted to amend any provision which previously was amended by a vote of the Owners." This attempt to change the bylaws is

capricious, without appropriate research, without any counsel from present or former board members or staff input, and without any consideration to the consequences, intended or unintended, to the community. As the CPOA letter to the community on July 26th states, these petitions would hamstring the boards and preclude good governance. As most of you know and certainly anyone who has served on these boards is aware, the discretion that is given to the boards by the bylaws is there because it has demonstrated time and again that the community cannot obtain a majority of homeowners to act on anything. To provide good governance necessarily requires that the community place a certain level of trust in its elected board members. We do not have the luxury of governing by referendum. Yes, the boards are indeed unanimously against these amendments and do not want them to pass...for good reason!

- g. Having said this...If, in fact, there is a feeling that the board members have abused their positions and it is believed that we did plan to "ram the community center project" through, than it would be more appropriate to recall the board members and not try to pass changes to the bylaws that would essentially negate any need to have a board at all. If the community feels that we are unable to appropriately discharge the duties we are tasked with, than I will be the very first to offer my resignation.
- h. This process has been a real eye opener for me and I now wonder whether a bylaws change is appropriate to raise the bar for community members to submit petitions requesting special meetings to change bylaws. If petitions as injurious as these are can receive 10% of homeowners support than I fear for the governance of the community. Perhaps the threshold should be 20% or even 25% of homeowners to request a change to the bylaws. Such a low bar clearly opens the community to having an organized minority dictating to the majority. This is of great concern to me and should be to you as well.
- i. Where I think we stand:
 - i. Your Boards have, through a series of surveys and community meetings over several years tried to define the needs and desires of the community. The Athletic Center remodel project came out of the intelligence gathered by the boards over those years. Unfortunately, the project was being developed at the time that we learned of the Lodge & Spa purchase and the very real possibility that the amenities provided to the Divide residents may no longer exist. The impetus for the boards to put forth a centrally located "community center" came largely from the strong objection to having our only athletic facility located so far from the Divide as well as siting studies done by experts we hired. Our attempts to engage the community on the concepts developed seems to have been, unfortunately seen as a "fete accompli" to the community and in spite of the board's attempts to ensure everyone that these were concepts for community input there were some who refused to believe our entreaties and we were accused of nefarious intent. We learned from our experience with the Athletic Center that a "blue sky, conceptual" project was not going to be acceptable so we made a genuine attempt to budget funds that would allow us to bring something with timelines and costs with which we felt reasonably comfortable. It appears from all we can glean that the

community seems to be keen to keep and build upon existing infrastructure. This is something we can actually survey for a more definitive understanding. Depending on what the disposition of the Lodge & Spa is; many have encouraged us to consider investment(s) on the Divide that could help us ensure long term access to the short course and to provide desired amenities to the homeowners on the Divide. Additionally we have received considerable encouragement to upgrade and expand the Athletic Center to meet its shortcomings. Quite obviously, this will require thoughtful planning and input from the community and from outside experts. At an appropriate time in the future, as the disposition of the Lodge & Spa becomes clear, the boards should engage in long range planning to address these opportunities. In the meantime we will continue to make investments into our facilities as is appropriate to keep them in good condition.

In any community where there are numerous points of view, different agendas, real or perceived threats it is important that there be instruments of governance. In Cordillera, your boards are tasked with that governance under a Mission, approved by the homeowners to endeavor to have, "A Premier Mountain Community with unparalleled amenities." We can have legitimate differences of opinion and we all know that not everyone is going to come away from a process fully satisfied but the least we can do is keep the discourse respectful. I have a relatively thick skin but don't appreciate having my character impugned as it has been during this process. I do believe we are getting closer to the true feelings of the community regarding our investments in the future and I remain confident that cooler heads will prevail, however, to stop all work on our long range planning goals is ill advised.

Attachments:

- Cordillera Communication from the Board of the Cordillera Property Owners Association Concerning two petitions which have been submitted to the Board. Dtd July 26, 2017
- 2. Email dtd July 25, 2017 Jerri Moore subject: My commitment to you
- 3. Email link to email dtd July 25, 2017 Jerri Moore entitled "Update from Jerri Moore to petition signers".

Hi,

I am sending you this email to explain why I am running for the CPOA Board and to ask for your vote.

Prior to the recent events relating to the Cordillera Community Center (CCC) I was, like you, enjoying my life as a Cordillera property owner, waking up every morning this summer being thankful I was in such a beautiful place.

The CCC project woke me and many other owners to the fact that our current CPOA board, without much prior input from us, moved ahead with a very significant (\$25M) financial commitment that will have a significant economic impact on all of us.

Additional impacts - community dynamic, esthetics, ecological - are also acted on without much community input.

My first thought was, this couldn't be true. Alas, once I checked the facts I realized the CPOA board (in coordination with the CMD board) did plan to ram this project through.

I decided on doing the following:

• Work on stopping the CCC project as conceived by the CPOA and CMD boards and explore other options more fiscally appropriate and more congruent with our values as Cordillera property owners.

• Work on putting in place amendments to the CPOA bylaws that will force (current and future) CPOA boards to get a vote of the community on any significant non-budgetary expense.

• Run for a CPOA board seat so I can work on changing the mind-set, culture and direction the current board is taking us. (You can see my bio by clicking on this URL http://cpoamembers.weebly.com/jerri-more.html)

We have made significant progress on the first two points. We expect the CPOA board to terminate the CCC project by vote at the Aug. 3, meeting.

We expect to be able to vote on the amendments during the Aug. 18, annual meeting.

If you want more details on these two efforts, please see my email to the people who signed the petitions here: <u>Update</u> from Jerri More to petition signers

If I am elected to the CPOA board, I promise to work on your behalf on the above plus the following to rebuild trust and credibility and to create collaborative engagement.

• Establish a property owners engagement policy that provides a framework for proactive ongoing dialogue and a process for 1) addressing community concerns and priorities, and 2) providing property owners the information they need to understand CPOA's performance, community objectives, and key risks.

• Encourage reciprocal engagement between the community and the board through the creation of property owner-led advisory committees with a designated board member liaison. Committee examples could include financial, marketing, and other areas of special interest.

Warm regards,

Jerri More

Link: update from Jerri Moore to potition Signers.

We are making progress on our objectives of:

- 1. Stopping the Community Center Project in its current form (Cease and Desist Petition to the CPOA Board)
- 2. Putting in place proper CPOA board financial governance measures (Bylaw Amendments Petition to the CPOA Board)
- 3. Changing the substance and the tone of the interaction between the CPOA board and the community
- 1. <u>Stopping the Community Center Project (Cease and Desist Petition to the CPOA Board):</u>
 - We heard from several CPOA board members that the board decided, and will vote during the Aug. 3, meeting, to halt the project. Further, the board will commit to not restart the project until such time that they secure an affirmative vote from the community.
 - On July 10, subsequent to the board meeting, the board issued a notice to the contractors involved in the project, telling them the project is on hold and requesting them to cease any additional work.
 - We sent several inquiries to the board requesting a final and accurate accounting for the funds spent on the CC project be provided to the community by the Aug. 3, meeting. We got a response promising a best effort to make this happen.

Our follow up:

- o Make sure the project is indeed halted.
- o Make sure the "best effort" does provide final accounting details on the project.
- 2. Putting in place proper CPOA board financial governance measures (Bylaw Amendments Petition to CPOA Board):
 - The petition was submitted on July 14, and its receipt was acknowledged by CPOA.
 - We requested these amendments to the CPOA board bylaws be voted on during the Aug 18, Annual Meeting. This request is under consideration but has not been approved yet.
 - The attorney for the CPOA board raised the issue that the amendment wording about the vote needed can be construed to require absolute majority vote of the CPOA owners. This condition will be hard to attain.
 - We proposed to amend the petition and clarify the wording to state the requirement be an attendance majority (in person or via proxy). We believe making this clarification is within CPOA board ability to do, however, the board declined on technical reasons. It is clear the board does not want these amendments to pass.
 - An alternative solution would be to pass the amendments as they are written and provide the clarifying wording very soon after.

Our follow up:

- It is important to realize that while the Community Center Project, with its egregious disregard to fiscal responsibility, has been stopped (See point 1 above), the potential for future similar abuses is still in place. The way to correct this is with these bylaw amendments.
- o Insist on a vote on the amendments at the Aug. 18, Annual Meeting. It makes no sense to delay the vote to a later date.
- o Continue to push to pass these amendments and not be swayed by the scare tactics raised. We know full well the change to a more practical "Attendance" Majority can be enacted very soon afterwards.
- 3. Changing the substance and the tone of the interaction between the CPOA board and the community:

So far, not much change occurred on this objective.

Our follow up:

- Vote the two new members to the CPOA board who support the Bylaw Amendments Petition and are committed to an open transparent dialog with the community on important community projects.
- o Only by injecting this new blood to the CPOA board with this agenda will we insure the change we want.

Thank you for your work to achieve the objectives. We are making progress but our work is not done. Let's stay the course!

Jerri More



Communication from the Board of the Cordillera Property Owners Association concerning two petitions which have been submitted to the Board.

As many of you know, a number of homeowners have signed two petitions seeking Board action. The petitions were presented to the Board July 14, 2017.

One petition calls on the CPOA and CMD Boards to cease all activity in connection with the proposal for a community center, absent a "referendum". This petition does not require the scheduling of a meeting. Indeed, it is most since all such activity has terminated.

The remaining petition seeks to effect two amendments to the bylaws of the CPOA (specific language provided below).

Petition to the CPOA Board

According to the CPOA bylaws section 11.1(a), the undersigned members hereby petition the CPOA board of directors to set the earliest reasonable date, time and place for a special membership meeting for the purpose of voting on the following two (2) amendments to the CPOA Bylaws:

Amendment 1: Limitation on Non-Routine Debt

That the CPOA Board of Directors must obtain approval of a majority of CPOA Members prior to incurring any debt, absent of an emergency, other than for routine operation and maintenance of the Cordillera community as approved in the annual budget.

Amendment 2: Limitation on Supporting CMD Debt for Capital Improvements That the CPOA Board of Directors must obtain approval of a majority of CPOA Members prior to supporting the Cordillera Metro District's effort to incur any debt for capital improvements.

The Members Further Petition the CPOA Board of Directors to prepare and properly deliver ballots to each Member in advance of the Special Meeting so that a vote may be had at the Special Meeting.

The petition has a sufficient number of signatures to require the Board to call a special meeting for the purpose of permitting all property owners the opportunity to vote for or against the proposed amendments. The CPOA Board is required to set the time/date/place for this Special Meeting. The Board will set the time/date/place for the Special Meeting at the next Board meeting to be held August 3 at 1 p.m. When the Special Meeting occurs, each property owner will be given the opportunity to vote, in person or by proxy, on the proposed amendments. Passage of the amendments requires a majority vote of those actually voting, whether in person at the Special Meeting or by proxy.

The first amendment would require the CPOA Board to obtain the approval of a majority of all property owners to incur any debt, absent an emergency, other than for routine operation and maintenance activity which has been budgeted.

The second would impose the identical requirement as a condition of the CPOA supporting an action by the CMD to incur debt for capital improvements.

The CPOA Board will recommend a vote against the adoption of the amendments. Since there has been, and continues to be much discussion about these petitions we wanted to summarize now the reasons why we will recommend a vote against.

Both amendments are a prohibition of action by the Board since it is essentially impossible to secure the active vote of a majority of all homeowners. There has never been a majority of property owners favoring an outcome in a vote. The proposed amendments would require the CPOA to secure the favorable votes of 426 people, a number well in excess of most total votes and higher than the greatest number ever recorded.

Beyond being a de facto prohibition of the subject actions, both amendments have further flaws. The first suffers from a vagueness and lack of specificity such that any Board Member, present or future would likely be fearful and uncertain about taking a number of actions that would be deemed necessary for or beneficial to the community. Because of the uncertainty, Board actions could be subject to potential legal challenge on the basis of the amendments. The amendments are a barrier to acting on a variety of possible issues. A debt, legally, is more than a bank loan; or money owed; the term may include an obligation to pay in the future, or to perform an action in the future. One can envisage therefore a Board reluctant to renew the Gondola Club lease or to examine a remodel of the Athletic Center. Equally, future possible Board actions in relation to the Short Course lease, the Grouse on the Green or a shuttle service to ski may be precluded. In the same manner, the second amendment effectively prevents the CPOA from expressing important support for a necessary and compelling request by the CMD for debt. That kind of support has been important in the past to secure necessary capital improvements and services such a fire station.

Finally, we know that there will be unforeseen events or obstacles to progress. Whether they would be emergencies, within the meaning of the proposed amendment, may well be debatable and could weigh on the minds of responsible Board Members. Requiring a vote of property owners to react or act in such circumstances will not allow the community to function in an effective and timely manner.

Open houses will be held, Tuesday, August 8, 9 - 10 a.m. and Monday, August 14, 4 - 5 p.m. at the administration office at 408 Caterville Road to provide additional information on the CPOA's position on the proposed bylaw changes.

Cordillera Metro District and Cordillera Property Owners Association | 970-926-1923 |

STAY CONNECTED:



CMD/CPOA, 0408 Carterville Road, Cordillera, CO 81632

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Compiled Public Input on the Cordillera Community Center

	Public Input - July 6 & 7 Open Houses					
	Name	Input Given:				
	IN SUPPORT					
1	Bill Stephenson	I would support a new fitness center- swimming pool (outdoor), snack bar, meeting room. No to moving admin, basketball court, pickel ball (indoor), moving post office and closing trailhead. Start small and locate in shuch a way that as future needs occur things can be added.				
2	Becca Green	Lodge/Grouse used to be nice with a strong sense of community. It would be nice to get that sense back. Need amenities that will attract young generation. Pickleball is for seniors.				
3	Deb Travers	Having a cednter that everyone drives by makes a lot of sense. Doesn't matter if it is the equestrian or the lower plateau. But Equestrian parcel is dark without views. Other parcel has more views and could be nicer, better views, sun and ambiance.				
4	Jim Murtaugh	The plans look fantastic. I prefer the lower plateau site. The "spa" facilities should be 5 star hotel.				
5	Diane Troutman	Equestrian Center is a good location from a sales and PR viewpoint for Cordillera. Would want to add - transportation, shuttle to and from Eagle Airport and ski slopes. And Adequate parking for all listed activities.				
		GENERAL COMMENTS				
6	Suzanne Wray	Leave the admin and PO where they are. The facilities are in place and doesn't seem to make sense to move them 100 yards down the road!				
7	Geof Kirsch	Commendation on transparency & communication. I generally favor the idea of a gathering facility. However, I do not favor the timing. I believe that we should wait until there is clarity on the disposition of the lodge. Movement on our part is premature.				
	· · · · · · · · · · · · · · · · · · ·	AGAINST COMMENTS				
	Mort Mulliken	Totally against! What's the rush? Slow Down. Take a survey. Way more transparency.				
9	John Warren	We don't need this! No new debt. Don't destroy the elk migration path.				

	There is no objective research, yet, that the community needs this project. Stop the building, planning and focus instead on determining 1. facilities desired by homeowners and which will be used. 2. poll homeowners
	about costs to them, what effect will tax increases have on them. How will higher taxes effect property values.
10	 Analyze community demographics, age, time in Cordillera, etc. 4. Facilities people have in their home - fitness equipment, spas, etc.

Subject: Proposed	Cordillera Com	munity Center
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		We, the undersigned, wish to address some of the rumors surrounding the planning and construction of a new fitness/community
		center. We acknowledge that we can only respond or react to rumors as there has been little concrete information released to our
		property owners. Apparently there are some Board members disseminating information that has raised homeowners concerns.
		While many agree that a first class fitness facility would be an enhancement to the lifestyle in Cordillera, the rumored magnitude of
		such a facility seems excessive. Many club communities are finding it necessary to have such a great fitness facility as a competitive
		enhancement to attract new and younger residents.
		A fitness center with a swimming pool, wading pool, snack bar, saunas and similar amenities is something we may all support. Similar
		facilities at Clubs we belong to have cost in the neighborhood of \$7miilion to \$9 million.
		A pressing concern is the proposed closing and relocating the Post Office and Administration building there, as well as closing the
		Summit fitness facility and the Trailhead. These amenities are more than satisfactory for the services they provide. There is a special
		fondness for the Trailhead and Cordy Camp for our grandchildren. The Summit facility was an enhancement that encouraged residents
		to buy at the Summit. Why close these facilities and increase the cost of a new project when they are more than satisfactory as it?
		Also, there are rumors that the plans may include a restaurant. We feel this would be a major mistake as it would add significantly to
		the cost of the facility. The history of our trying to make a restaurant work has been a major disappointment. Additionally, why would
	Bill & Kathie	we want to compete with our own Club that is available to all property owners?
	Stephenson	We hope the Boards will take embrace their responsibility to not only manages our community but to do so in a fiscally responsible
	Mike and Bev Ellis	manner. We have already spent or committed to spend in the neighborhood of in excess of \$600,000 for the failed effort to expand and
	Mike Williams and	enhance the Summit fitness facility and for the experts to assist the boards in planning and executing this project.
		We believe it would be in everyone's best interest for the Board to survey the property owners and seek input from those of us who will
	Amber Swedgan	be paying for the project. Rumors again suggest that the cost estimates for the community center envisioned is in the neighborhood of
	Jim Landis	\$18 to \$20 million dollars, a rather large sum to pay for a project of a size that we do not feel is required or appropriate.
	Ron and Joy	Then, there is the issue of where to locate such a facility. Individuals that currently utilize the Equestrian Center are concerned that that
	Haynes	location is under consideration and how, if true, it would impact those buildings.
	John & Carolyn	Finally, until the Lodge issue is settled it seems premature to proceed with any project of this scope as it may revert to its former form
_		depending on the ultimate owner.
1	1 Moorman	Based on what we are hearing from others there are a substantial number of residents who have similar concerns.

	Public Input at the May 16, 2017 Special Board Meeting		
	Name	Input Given:	
1	John O'Brien	Why are we converting the short course to a park? Can we get the Grouse on the Green? We should have a community subcommittee to help with this planning.	
2	Jane Roberts	Concerned with the vistas and the elk. Remember the Red Draw Ranch opposition. With this type of facility there will be noise, light and traffic issues. Is this worth property values plummenting and risking more law suits.	
3	Bill Steveson	Concerns - not moving post office or other facilities. No on a restaurant.	
4	Mikki Pogue	Didn't know about previous meetings. Has hear rumors that there is nothing that property owners can do about this. That it is going to happen regardless.; Don't want to loose amenities at the summit.	
5	Jay & Dee Tobin	There has been no communication from the boards on this. Need to be more transparent.	
6	Jeanie Quagliano	appreciates the Ranch facility but there needs to be a centrally located facility.	
7	Angela Overy	Need a facility that is convenient to everyone with a village like atmosphere.	
8	Charlie Baker	Should not tear down facilities. Is hearing about crazy numbers associated with this project.	
9	Kent Barker	Another black eye for Cordillera. Should not tear down existing facilites.	
10	Steve Gamble	Supports what John O'Brien stated earlier. We need a fresh look at the short course. Look at it independently. Maybe a meeting set up with a subcommittee to work on the short course.	
11	Charlene Koegel	Cordillera is a jewel. Golf, post office, love them the way they are. Appreciates the wildlife . Need to renovate the current athletic center. We already have plans. Membership will triple.	
12	John Moorman	Here to listen. Project has merit.Need to protect services we already have and previous decisions the boards have already made.	

	Public Input at the May 24, 2017 Special Board Meeting		
	Name	Input Given:	
1	Nancy Boyce	Interesting that Boards wan to bring the community together. Does not think people will come. Stated that we live in the most expensive taxed community in the valley.	
2	John Warren	Likes the open process with homeowner input. Wanted Judy to clarify what she meant when she stated that "we already know what we want".	
3	Buzz Larsen	need to present something to the community soon. Does this community even want this? Be more forthcoming. We are getting ahead of ourselves.	
4	Jim Regele	What got us at looking at a community center? We should poll the community before we started this process.	
5	Buzz Larsen	Needed feedback before spending money.	
6	Joyce Krasnow	Do we need this? Need to bring value back. We're the bargin place. Need to do something to bring us back.	
7	Charlene Koegel	Need ACC remodeled. We do not need this. We need more programming. People will not use this facility. Should have polled the community before doing this.	
8	Cindy Moran	We have good existing facilities. Can we resue existing space for something for the Divide side of the community? What about partnering with Troon. Get more people to leverage club restaurants.	

	Public Input at the June 23, 2017 Regular Board Meeting		
	Name	Input Given:	
		understand why the boards choose to spent \$280K on consultants but	
		would not put in \$200K for the short course. There is not security on the	
1	Susie Cunningham	short course. Anyone can play. No way to manage it.	
2	Angela Overy	The idea of having a community center is great. Having space for	
		estimates by July 3? Does not think the community needs this new	
		facility. The existing buildings should be used. community does not need	
		this center; ACC people do not use that much we don't have people here	
		all year round. Don't like to waste we should re-use facility. ACC plans	
		were fantastic. Population is 55-75 be careful of what we need in the	
		facility. Too many part-time owners. Do we still have ACC plans? Can	
3	Charlene Koegel	these be displayed fairly at the meetings.	
		Has concerns about the money spent thus far. There should have been a	
4	Grant Cunningham	vote to see if this is where the community want to go.	
5	Ron Askew	People like the charm of seeing the equestrian center.	
		Opposes the community center. This would put Cordillera in huge debt.	
6	Jane Roberts	Would like a copy of the Fitz report on the website.	
		What is the criteria and who gets to vote? Can the plots be staked off so	
7	Alison Warren	property owners can walk it on their own?	
		Increasing real estate values will make Cordillera better. We have to	
		keep the lodge. Raise money privately for legal costs associated with the	
8	Barbara Benson	lodge. Why are the boards not helping with this.?	
		The drawing are stunning. The community should have been asked and	
		not told. Survey people who live here now. Money to restore, the	
		equestrian center is the only one that turns a profit. Capital costs are	
		associated with all facility. Gateway to Cordillera, sense of western,	
		cowboy - people want to preserve sense. Expense of looking at ACC w/o	
9	Deb Zwick	first looking at what people wanted.	
		Appalled at Boards for not asking the community before spending money	
		on this planning. Came from metro area for privacy, wildlife and beauty.	
10	Janice Roberts	The distance to work out from the Divide to the Summit is not that long.	

11	Clay Becker	If you are looking at the big picture, the Boards are trying to do the right thing. The Boards need to take a time out. The community does not need to be loaded up with more bonds. Figure out where the community stands. If they are against, stop. You have to have a big meeting for input from everyone in the community. The story on the lodge isn't over. We have to understand the financing and costs. A recession will happen. We need to plan for the lodge.
12	Danny Ponce	Survey the community to find out what the community wants. Where is there proof that this community center will increase property values. Be prepared for the lodge. In a rush for November; the only people who will vote on bonds are Colorado voters. Would like to see financing plan to be ablr to give valued input. Slow the process down.
	Mark Kronsky	I have no opportunity to vote on this issue because of my residency. The only fair thing is to let every property owner have a vote on this issue.
14	Susie Cunningham	Board members should be respectful.

Public Input - July 3 Community Day				
Name Input Given:				
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23	Tim Muffley	ABSOLULTELY NO!!! Stop spending our money. This is rediculous venture. PLEASE STOP!
		very concered. Feel this is unnecessary expense to spend \$20-30 millon. Love to upgrade exisgting
		amenities. Very concerned if \$4 million profject voted down how will this ever pass when people
24	Tom & Nancy Klumb	really understand what is been proposed.
		I think it is totally unfair to the residents that we did not get a vote on whether we wanted this or not before you spent money on the feasibility study. This isn an unnecessary expenditure and the board has no right to make this determiniation without us. This community hasn't even rebounded from "the lodge" incidnet why start another project that is unwanted! We also don't want to incur additional debe! The full time residents only total 25% and the facilities don't get used as it is, why do
25	Kim Muffley	we need more. STOP SPENDING OUR MONEY.

	Public Input - July 10 Special Board Meeting		
	Name	Input Given:	
1	Lois Van Deusen	All community members receive announcements, call in numbers and budgets. These board have been as transparent as any governing body could be. These 10 board members are neighbors, friends and golfing buddies. They are working in the best interest. They are trying to follow the mission. Not okay to demonize the board members. This community deserves world class community center. Let's discuss with mutual respect.	
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2	Steven Wellins	Holding petitions executing petition for a Vote. We will be sending to board. Call a special meeting. 2 amendments - 1. CPOA board of directors must approve CPOA members prior to acquire debt except in emergency. 2. limited to supporting CMD debt for capital improvements. You should have come to the community first so therefore you wouldn't be in this position today. The majority of residents are not Colorado Residents therefore, we are unable to vote. Singletree has higher property values. Community center is not going to make Cordillera special to increase our property values. Debt per property is \$30,000. You are asking us to take on the debt. You haven't communicated how much the new building will cost	
3	Richard Saxby	What is cost of maintaining the existing facilities? We are not forsaking the short course, right? It will be there now and later. What happens to the existing building? Buildings demolished will cost money and so will maintaining them. The plateau is one of the great totted assets of the community which is the elk caving ground. Serra club or someone will give us bad P.R. if Cordillera proceeds- reputational risk. You should not even consider the meadow. The environmental risk is to great. I'm in the oil business . Don't underestimate the cost of public opinion when it comes to the environment. A decision of this magnitude should be voted on by all. Vail Resorts was easier to deal with. Why do CPOA and CMD meet together? Concerned about the unity of the boards. The lines need to be more clear between CPOA and CMD. Am in favor what we can do in future with all the we have	
_		Am in favor what we can do in future with all the we have.	
4	Susan Hoffman		

5	John Warren	Aware of sunshine lines. In strategic planning session you bring together all stakeholder to identify future plans for Cordillera. He was the only homeowner who participated in the strategic planning. There was no community member/homeowner input. This is not how the board should operate. There were comments made at meetings that gave indication of intent. "we already know what we want" . I recommend that the boards stop planning for a community center until you can conduct a true strategic planning session so we can prioritize amenities.
6	Dan Roberts	Given the size and expenditure. All property owners should be allowed to vote. We have a BBB+ rating which is just above junk. Refinancing the debt; took out bonds at higher interest rates. We could refinance at lower rate. If this is true, we should refinance. Why have we not done this? Refinancing does not depend on building the center. The savings could be used for reducing our taxes. How is it that the taxes on the debt will not go up after we borrow \$25 milion. Six years \$0 debt. Alternatively, taxes will remain at high level for next 30 years. Interest only loans are only for organizations/people who can't afford to pay principle. What happens if Cordillera is presented for unforeseen opportunity or problem? Ask Rachel for Steiffel assessment. How do we pay for financing if property values drop? Lower taxes would increase our property values. What is the tradeoff to maintaining existing buildings versus building a new one. The existing buildings cost \$3.8 at minimum (not including short course). Community center would cost 10 x as much as maintaining the existing buildings. Adding \$25 million in debt is fiscally imprudent.
7	Charlene Koegel	During the busiest time, yoga classes are full; however, after Christmas there are less people. Not sustainable to do nothing with the existing buildings; they will need repairs. The existing facilities perfectly serve the community. The proposed sites have challenges there is no central location. We need to reexamine the ACC remodel. The existing plans captured the sentiments of the community. It should be expanded. We are not like other communities. Need to take all input. Charlene is running for the board. Stop the community center.

8	Lainie Edinburg	Cordillera master planning in 1996. in 2000 administration building and fire station to be built at CEC. However, at time CEC was identified as a unique entrance to the community. The CMD/CPOA boards looked to purchase land to house admin, maintenance, fire, etc. Carterville was purchased in 2001 for \$3.5 million. Benefits of this parcel was proximity to all owners, but not part of the view corridor. These buildings are only 14 years old. A bond was taken out and will mature in 2022. Upgrades and maintenance don't have structural issues and don't need to be torn down. CMD/CPOA held off on building an athletic facility. The PO was also built. Four chefs have tired, but not viable. 2014 with Wilhelm lawsuit the CPOA took over Trailhead and ACC thereby given ownership. Owners have already spent the money for community center. Additionally, we used to do a survey that used to be given yearly. There haven't been these surveys in the last five years. As part of the existing Community needs to make the decision.
		I think the CPOA board are good people, but sentiments is due to how the board
		went about things. The difference between the two boards is fuzzy. Colorado residents and nonresidents ???
		Sound fiscal policy
		Vote for the amendments. Centralized community low six figures and bonds is our money. I am against spending
		money. We need to decide on a concept before spending money.
9	Jorny Moro	Candidate packets the votes need to be sent to a third party.
5	Jerry More	I like the board, but don't like the idea. I'm not in favor of amending the bylaws. They
10	Charles Jackson	can make expenditures.
11	Suzanne Hatcher	Love Cordillera. "We have you exactly where we want you." We are mad, disillusioned, suspicious. I want to watch the elk herd. Trying to bring a younger audience to Cordillera. I am 56 and I don't want more debt or taxes. A building does not build community. People working together builds community and all the activities.
12	Paul Krasnow	Surveys are important. When I was on the board, we had a person dedicated to promoting Cordillera/PR. The only two communities to not increase values is Cordillera in all of EC. We are the community of NO. We have to improve our community. We can't argue and do silly amendments that take power away from board. Build community on increasing values and improving our amenities. You can't get into the ACC classes. Love your community. Don't say anything negative about your board. The 60% of you who can't vote has to do with State of Colorado - you are not a citizen of CO.

13	Rick Pirog	All interested in increasing values. Don't see marketing or branding of Cordillera. We aren't spending the money to get brand out there. We get about \$2 mil in reta fund. We need a marketing company promoting our brand. Brokers have to be comfortable going into a community. Uncertainty is not comfortable for brokers to go into. Need to send a positive message.
14	Russ Schmeiser	We are all here because we love Cordillera. We all want to make it a better place. Being on a board is difficult. Separating personal views from needs of community is sometimes hard. \$110,000 spent thus far about \$150 per household for the amount of information to come to the community. To answer the questions of the community. We live in the Divide- the assessor says our property value goes up. We were interested in the amenities: Lodge, Grouse, Short. Looking at community, saw the Lodge as an amenity. We need to see how the Lodge turns before we make any decisions. We need to see how this all sorts out before proceeding. Most of you saw the email regarding the Preservation of Lodge as an Amenity. The Benson case is important. Disappointed that the CPOA did not support the Benson position. Take a look at the email we support; it's for the whole community.
15	Mort Mulliken	We own a horse. Our great fear is that we will lose the CEC. There is no other place in the Vail Valley to board a horse other than CEC. We are worried. If the community center was built at CEC, then a second equestrian center would be built at Bearcat. This isn't feasible.
		I love the stables; I don't ride. Read the objectives: objectives, none of which were measurable. Opinion that cordillera is not a single community, but a series of neighborhoods. There are differences in value in valley and in the community. Community Center will likely not increase value, but taxes would. Therefore can't say it will increase values. Would like to see a vote today. Want to live here peacefully, this brought division and is effecting property values. Let's get a strategic initiative with input for the community.
16	Geof Kirsch	

17	Bill Stephenson	Overall marketing strategy is non-existent. The CC will not increase values. Identify issues. Harbor Ridge: Cotton and Company assists community in how to define issues and address them in a comprehensive plan including marketing, amenities. Help a community define how it wants to define itself. I have seen the results in Harbor Ridge. It has worked to attract younger families. Marketing has increased dramatically. Golf is not the driver to buy for buyers today. Redefining image is difficult and needs a plan. The website has problems. We have two website. People looking at Cordillera is confusing. We should reevaluate our priorities and look how it is integrated into a whole approach.
18	John Moorman	The intent of the board was good; feedback was useful. Overblown to have a vote to change the amendments. We don't have a lot of people who participate in the vote.
19	Joyce Krasnow	Thank the board. Every voice should be heard. Have a committee that will reach out to everyone in the community. Too big of an issue for board not to get all input.
20	Dick Hunton	Respect what board has done. Know you have best interest of community members and desire to help the property values. Don't agree with the solution that are easier to implement. Had friends who stayed with him but didn't buy; we can't change geography. Need to change perception. Make it easier for Cordillera residents to ski. Low cost suggestion. Marketing program is extremely important. Good marketing changes perceptions. Don't understand the necessity to rush. We need to wait to see what happens with the lodge. You have accrued a great deal of valuable information.
	Ross Hanes	Thought ACC was going to go through. Input is coming today. Board should re- evaluate. Need a marketing firm to market a master plan community. We all have different ideas about what we want. We need a professional organization, an expert. We want property values to go up. We missed the first step. What is it that we don't have?
22	Greg Murphy	I get the impression that everyone thinks the Lodge is lost case. Please take the time to read the email about the Benson case. We were tricked. We're in a good position to save the lodge.
23	Gail Mahoney	Look at homes like a corporation. How you are perceived? The community center is much more than just an athletic center. It is what Cordillera needs now. We need a gathering place to treat people as friends. Board has done a great job. Trying to improve our community. It won't happen unless we put money into Cord.
24	Bob Collins	What is the status of the Short Course and Grouse on the Green. Ed's answer. Looked at putting a building (tiny house), then got concerned about legal and expense. Let's get through 2017 and the Rule 106 appeal. No intent to do anything with it other than be pragmatic. Bob - maintenance building. Berringer isn't talking to us. Prioritize Short Course / Grouse over community center.

		When something is important as \$25 - \$30 million, need to have a committee. This
		kind of process could be avoided. Create a committee to determine what is best for
25	Steve Burmeister	our community. Communicate more.

	GENERAL COMMENTS FROM input@cordillerametro.org						
	Date	Name	Туре	Comments			
1	5/18/2017	Graeme Doyle	email	I have been away for 4 months just trying to catch up. Is this a completely new facility on top of the existing athletic facilities and the current post Office/Cafe?			
2	5/17/2017	Priscilla Brewster	email	Where is the proposed geographical location of this new facility?			
3	5/17/2017	Melissa Murphy	email	Thanks for the detailed update. I have a question. Where will the community center be located?			
4	5/18/2017	Jerri More	email	 When I read the words, "at the entrance of our community," I assume you mean at the base of Squaw Creek Rd. at its intersection with Hwy. 6 where it will be convenient for the majority of property owners? Is that correct? This location would make it easy to coordinate with trips to Edwards. It would not impede elk migration. Or are you thinking of a location in the vicinity of the administration building? Which would be fairly reasonable as well. Any location farther up Squaw Creek, or on the west side of Squaw Creek, or in elk migration paths, I will actively oppose. 			

5	5/18/2017 Angela & Hugh Overy ema	Thank you all for the enlightening open meeting on Tuesday with the Boards, Davis etc. It is an exciting concept and I hope it will happen. This Wednesday I visited a friend on Saddle Ridge Loop, it overlooks the stables and valley where the Community Center might be built. She was upset about the proposed project because it is apparently on the elk calving grounds. At homeI took the liberty of making my own sketches of possibilities, envisioning a "village community center" built close to and below Squaw Creek Road. The stream could be enhanced with ponds along the valley. But the valley would be split roughly down the middle, east to west, with a very discrete fence and landscaping to keep people OUT of the elk/wild life area. This would enable the wild life to access the water in peace and provide prime wild life viewing from the south side of the buildings. In winter we have all seen elk in the horse pens stealing hay. In bad weather Cordillera could even put out hay for the elk. It would be a small version of the Elk Refuge in Jackson Hole, which is very popular. Working with the wild life that are already here, and making a feature of them, would be unique in the Vail valley. It could disperse some of the resentment some residents have towards the new proposal, and be a wonderful outreach program. Keeping people, buildings, and parking lots all facing south along one side of the valley, gives ample scope for solar energy, and watching birds, deer, elk and the occasional bear or moose without disturbing them, or their natural rhythms of life. Having a few 3 story buildings, would make less impact on the environment, and be more energy efficient than a number of smaller, low buildings. The abundant sun light from the south, and steep hillside behind the buildings to the north, offers a great solar heating opportunity, along with 3 stories of wide, sunny decks for lounging, eating, exercise, classes, inspiration, and, of course, wild life viewing. Please add these thoughts to my comments a
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6	5/19/2017	Amy Miller	email	As a homeowner, I'm very concerned about the choice of Todd Goulding as our owners rep for this project. While I don't know him personally, I do know quite a few homeowners in Las Vistas townhomes in Singletree. He was the owners rep for their condo association for a project last summer. To say it did not go smoothly would be an understatement. He got paid an exorbitant sum for a 3 month/summer project, and was rarely on site. The project came in well over budget. The billing was a disaster, with homeowners getting double billed for materials as well as labor (padded time cards and filling out a time card for the project on a day the worker did a side job for the a specific homeowner whom paid him directly.) Todd is now doing an audit of the project for which they are paying him additional funds. In my opinion, he should have been auditing the billing as the project went on. That is what an owners rep is for, to ensure that the homeowners aren't getting taken to the cleaners by the contractors. There are multiple lawsuits arising out of this project. I highly encourage the board to do it's due diligence and talk not only to the Las Vistas board but also some individual homeowners, specifically those that are engaging in litigation over this matter. I have zero confidence that he would ensure that as homeowners our best interests are being served. Our boards should get input from our homeowners who have a background in construction to steer us in the right direction on this matter.
7	5/20/2017	Jim Dunn	email	Do you have any idea yet as to a budget for construction? I'm pleased you are going to put Pickle Ball courts in.

8	5/21/2017	Patricia Reilly	email	I am writing in response to the e-mail notification dated May 17 regarding planning for a potential new facility. I have concerns based on the scope of the project and the ability of our community to support and fully utilize an extensively expanded facility. I am in agreement that the current Athletic Center would benefit from an expansion. I feel the center is a key part of my activities in Cordillera. I was disappointed that the plans for upgrade that were scheduled for last year were not implemented. I felt that would have provided additional upgraded space and still been a reasonable expenditure for our community. The numbers that were cited at the time appears to be fiscally responsible. I would like to ensure that there is transparency as to the expenses for developing the new proposal and clarity as to how much was spent on the proposed expansion of the athletic center that did not happen. I think it is important to ensure community members are engaged in the project and that their input is taken into account.
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9	5/18/2017 John Warren	email	I wanted to provide some feedback regarding the meeting on Tuesday. I was very encouraged by the assurances provided by Ed and Judith about gathering homeowner input. Also Todd's explanation about the range of options from a grandiose central facility to doing nothing was promising. As we all heard, homeowners are upset about the loss of several amenities: lodge & spa, short course, etc. Also a major concern about destroying wildlife migration pathways. Nevertheless, I was encouraged until right at the end. Todd was discussing next steps and gathering homeowner input, when Judith stated "We already know what we want". This statement is very concerning to me because it gives the impression that the Boards really are not interested in owner input and that their minds have already been made up. This makes the whole communication and homeowner input process a sham. I know you have gone to great lengths to make this process inclusive and avoid the issues faced with the athletic center renovation. However, this approach by the Boards is inviting homeowner pushback, anger, and lawsuits. I plan to attend as many meetings as I can but I have serious concerns about the process and sincerity of the Boards.
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10	John W	⁷ arren email	Unfortunately I will not be able to attend the meeting this Friday as we are vacationing in Hawaii. I was thinking about the location of the community center and I have a suggestion for the boards regarding the location. The area between the post office and the administration building on Carterville Road would be ideal for siting of the community center. It would make a real "town center" for Cordillera. There would also be significant savings in terms of running utilities to the new site, as the main trunks are already there. In addition, I believe it would avoid much of the disruption to the Admin Staff and postal functions. My concern with the other area mentioned in the meeting is that it is a major elk and deer migration path which I do not believe should be disturbed. Sorry I can't be at the meeting, but I would like to volunteer for any committees or groups that may be formed on this subject. The only thing that could hinder me is that last week while horseback riding, I injured my knee. I have an appointment with an orthopedist when I return next week. I'm hoping no surgery is required.
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11	5/23/2017 Lainie Edinberg	email	To the CPOA and CMD board members, We have several questions and concerns about why the Cordillera Community needs to build a Community Center to house a Cafe & Post Office, Administration Building and Kids Pools when we have already spent millions of dollars to purchase the land at Chaveno and then to build the current Post Office and Administration Building. These facilities, as well as the Summit athletic center may need some deferred maintenance and upgrading, but have adequately served the community for many years and there may be no need to replace them. There has been no survey of the Cordillera property owners to even determine if there is community support to build this extensive and expensive proposed Community Center which will just duplicate several of these existing buildings. No information has been sent to the Community about the proposed costs for this project or the location of this project yet it appears that the Boards have already spent significant amounts of money to hire contractors to proceed with the building of this project. There has been no opportunity for community input or survey for this proposed project. There is not even time allotted on the Special Meeting Agendas of the Boards for public input. It seems the cart has been put before the horse. The survey would determine first if the community would desire a new community center as currently proposed or in the alternative what the community would like improved to what already exists. In the past when a project of this size is even contemplated, a survey would be sent out to property owners for input and meetings for public input would be scheduled when home owners were in town before any funds were spent for architects or consultants. We believe this approach would be the prudent and responsible way to proceed. Please make sure that this email is sent to all of the Board Members.
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12	5/26/2017	Nancy Alexander	email	The boards seem to be unilaterally deciding that the community needs a new, expensive community center without questioning the residents. Furthermore, no one has asked the residents for their input on the Short Course. We seem to be moving forward on so many fronts, why not wait until the Divide's Lodge and Spa situation is decided which can't take much longer before imaging projects that will cost huge amounts? No questionnaire has been sent out to determine what is desired. Money is being spent on design with no poll of the community. Several hundred thousand dollars were spent on the design of a remodel of the athletic center at the Summit which turned out to be a total waste of time and money. Now new master planning is being developed without any input. How will it be paid for? A restaurant is being suggested when that was roundly criticized a year ago. How will all of these dreams be paid for? The boards seem to be deciding what the community wants and setting up small meetings when most of the residents are not available. Even though I live here year round, I have not be able to attend the last two meetings that seem to have been announced at the last minute. Stop spending money until a survey is sent to the residents!
13	5/26/2017	Bill Stephenson	email	A first class fitness facility is desirable but I can find no reason to want to move the post office, administrative building and I have even heard possibly the maintenance facility there as well although I cannot Imagine why. Let's build what is needed and appropriate, nothing more. Also, please, please, please, no restaurant. We have tried it several times without success. Also, why would we want to compete with our own Club? A juice and smoothie bar is sufficient. Fitness, spa, workout rooms even a swimming pool would be great. Sincerely, Bill Stephenson
14	5/27/201	Graeme Doyle	email	What is the proposed method of financing this project? Regards Graeme Doyle

15	5/30/2017	Deborah Zwick	email	So much gossip, so many rumors, arguments in public places. Geez. Cordillera always seems to be shrouded in controversy. I have a request: On behalf of myself, the other (few) working stiffs and Denver second homeowners who come up for weekends only can we make the next meeting on a Friday-Sunday time? They always seem to be in the middle of the week in the middle of day, making it difficult for some of us to attend. Thank you for your consideration.
16	5/31/2017	Elisabeth Reed	email	Hello Rachel! I am just reaching out to see if you can fill me in on the following aspects of the proposed Community Center: What was the selection process for the advisers (Goulding and Davis) currently on board? From where would the funds come to fund the proposed center? Thank you!
17	5/30/2017	Mike Lauterbach	email	Rachel, It seems prudent to me that the committee proceeding with the Cordillera Community Center proposal should poll the property owners within the Cordillera Community while providing a preliminary estimate of amenities and especially costs in order to create an assessment of whether the direction the Boards have taken with this exploration exercise is truly relevant to the majority of property owners. Please let me know when this vote or assessment will occur. Thanks in advance. ml
18	6/11/2017	Jimmie Dresnick	email	I guess I don't understand some of the logic concerning the round about. Why do construction at Fenno and Clubhouse Dr.? Why not put in speed bumps? Seems more cost effective and will be done Asap. Just my thoughts as the DRAMA continues in Cordillera. Sure would be nice to have a non controversial summer for a change. Thanks

19	6/16/2017	Dan & Jane Roberts	office visit	Have requested bond/debt infor that Rachel is getting from StifelWhat is the total amount of debt that Cordillera has outstanding and the terms of that debt i.e amount, coupon, in maturity, call dates, etc. of each bond (or bank financing) outstanding? -We currently have BBB+ bond rating. Accruing new debt will negatively impact our bond rating; any new debt will instantly decrease our bond rating -What is the potential dollar amount impacts to each property owner? Would like a tour of the parcels Talked to Jaime about the website	
20	6/19/2017		email	Kensington peeps saying that not properly fully operational golf course and non functional water feature shows that the POA isn't taking care of existing assets so why do new amenities if you cannot afford to take care of what you already have. I am hearing more negativity than I ever expected. Thought you should know so maybe you all can get ahead of it. Expect dissenters at Friday's meeting.	
21	89 6/27/2017	Raymond Cartade	phone	The Cartades were supportive of the ACC, new project is way bigger, given the situaltion of the lodge, and to commit to something this big until the Lodge is resolved. Makes no sense. If it goes the wrong way, there are immplications for the Divide side. More feelers, out to people if the lodge goes the wrong way. The ACC is in a beautiful location.	
22	6/20/2017	Kathie Stephenson	email	Are you aware that the Cordillera Member/Member tournament is 22, 23 and 24th, starting each morning?	
23	6/21/2017	Bill Stephenson	email	Are you aware that the Cordillera Member/Member tournament is 22, 23 and 24th, starting each morning? Apparently you feel our overall marketing of Cordillera is sufficient. However, many disagree. I believe that a more concentrated and effective program will help us increase home market value. I have seen firsthand what cotton and Co. can do at Harbour Ridge. What do we have to loose by inviting Cotton and Co. here to meet with the Board? They are not some small fry company that just gives you a quote for their services. They do a thorough analysis of the community and its objectives. My friends on the Board at Harbour Ridge are extremely happy with their results. Let's get going.	

24	6/24/2017	Henry Reed	email	Elisabeth and I were unable to attend yesterday's meeting. I understand the Board is looking at the Equestrian Facility sites. Did Davis Partnership provide any concepts for this location? I did not see anything on the website unless I missed a link. Also, of most concern, where is the funding coming from to pay for a new facility? Are they talking about a special assessment to homeowner's? Thanks for your help.	
25	6/25/2017	Bill Stephenson	email	Rachel: I spoke to Stephan Cotton and he said for you to call him directly on his cell phone, 772-285-0542. As I told you, they do not simply tell you how much they charge, They need to come here and meet with the Board members to define what it is that the community needs to enhance interest in it. They have done wonders at Harbour Ridge and I believe they can produce similar results here. Stephan is familiar with Cordillera and they have worked with Troon as well.	

26	6/21/2017 Ron Haynes	email	Thanks for your response to Bill's letter that a number of us signed onto. I have few things to comment on. No need for you to respond unless you just want to. First, let me say we love being a part of Cordillern, despite all the stuff that has gone on the past 4 or 5 years. We bought a lot at 712 Webb Peak around 2003 and built our home (moved in 2006). I have spent my entire career as a single family land developer in the Dallas Fort Worth area and have developed and sold over 30.000 home sites. I say that only to say I know a little bit about this. I think the overiding question none of us like to talk about is why don't property values in Cordillera increase? It is mind boggling to me and I am in the business. Cordillera has the best club, best golf (3 great courses), a real sense of community among the residents, best views in the valley, etc The overall Vail Valley has a shortage of single-family lots to build on and Cordillera has an over supply and yet the market seems to ignore us. Second, I like you realize that there are loss of competing issues between residents of the Valley, the Divide, the Ranch, the Summit, and the Territories. Tarm sure there is not a simple solution that would solve everyone's issue. However, I do think we need to address them both collectively and individually. Coldetively, as Cordillera property values increase, this affects the whole of Cordillera, so generally speaking I am in favor of whatever gets property values moving upwards. I do think a resort style pool, snack bar, first class workout facility, play ground, etc is the way to go from an overall perspective and I think we need to go BG to have the needed splash (pardon the pun) to effect property values. It seems to me this is the only thing we don't have, kegain, we have (to go many it as "hike" or drive to up to the Summit and the Territories. The distance from Edwards and the airport is an issue. While we can't change the drive time to Edwards (which is only 15 to 20 minute depending on where you starty
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27	6/29/2017 Neel Lemon	n email	Hello. I am a Cordillera property owner that resides in Texas. My Cordillera home is located at 31 Stag Gulch Court in the Ranch area. This is my second Cordillera home. My first was located in Kensington Green. My comments are really directed to the CPOA board and not so much to the CPD board. And I am sending this email to the "input" email address identified in the recent mailing on this topic, with a copy to Ed Shriner in his capacity as the president of the CPOA. First, I do wholeheartedly support the CPOA board's efforts to scope out this concept and don't have any problems with the expenditure of funds to do so. Taking a hard look at something like this is a prudent step and use of funds by the CPOA board. Second, I don't yet know whether I am in favor of a new community center. There is still not enough information to make that determination. Key info will be the total cost of the project, how much additional debt will be required (above what Cordillera already owes) and how much the CPOA dues and CMD property taxes will go up and over what period of time. In the end, I may well be in favor of proceeding with the project but will need that detailed information to make the determination. Third, one thing that I do feel very strongly about is submitting the project to an up or down vote of the CPOA property owners once the proposed plan and its cost comes to rest. Yes, I know that the CMD bond election will only be open to property owners who happen to be Colorado residents. But to say that Colorado law only requires that vote, while true, sounds like a lawyer's justification for not taking a vote of the CPOA property owners. Colorado law does not prohibit the CPOA board from submitting the project to a vote of the CPOA propenty owners. The CPOA board can decide to do so. I believe that the board would ingratiate itself to the Cordillera community if it would just come out and state that a CPOA membership vote will be taken. Emotions are running high on this point (based on the open meeting from last week
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28	7/1/2017	Henry Reed	email	I hope you and your family are enjoying the wonderful Colorado summer. I had a few Metro District related questions I hope you might be able to answer. Metro district bonds - what is our current outstanding balance and projected pay-off date for the Colorado Mtn Metro District & Cordillera Metro Consolidated bonds? It has been rumored that the proposed community center would potentially be financed through a new bond offering. Elisabeth and I are concerned about further increasing our mill levy's when property taxes are quite high presently. Bike lane/shoulder on main Cordillera Road: Recently the section of road up to the gatehouse was paved. I'm trying to understand why widening of the shoulder for bikes and/or pedestrians wasn't considered. There are a lot of cyclists in this community and it would be an asset to have a paved shoulder, similar as we have from the gatehouse to the Trailhead facility. In the future if paving is considered from the Trailhead up to the fitness center and especially up to the Summit, we should perhaps consider a paved shoulder. It would not only be safer for cyclists, drivers, and the golf maintenance vehicles but would also not require the need for annual road base maintenance. From an engineering perspective it looks like the drainage could work properly. If there is an issue I am unaware of please let me know. I appreciate your help on these matters.	
29	7/2/2017	Ron Haynes	email	Can you confirm two things for me. 1.) Is the CMD tax rate in the Summit/Territories higher than the Ranch and Divide? 2.) I understand there no CMD and CPOA board members who own property in the Summit/Territories? Is that true? Thanks in advance.	

30	6/29/2017	Mike Stepsink	email	I have a few questions: 1. What is the projected cost and what increase in dues/fees will result? 2. What does the study forecast as to the increase in property values? Please provide specifics as to why/how this project will increase property values? 3. The purpose of the "center" appears to directly compete with the Club. The Club is already challenged financially, does this project further jeopardize the viability of the club? 4. What basis is there to support that homebuyers are willing to pay more for the center as compared to comparable communities(Arrowhead and Singletree are both served by private clubs without the additional cost associated with a "community center.") So a homebuyer in Cordillera interested in the Club would pay twice- once for membership in Club and a mandatory assessment for Center? How does that situation financially standup to Arrowhead or Singletree where a buyer would only pay for the "club" but not an added tax for communities. Please explain why the added expense of the center will make Cordillera a more desirable choice for potential buyers. 5. Will any existing facilities be sacrificed and, if so, at what cost? 6. How does the community center distinguish itself from the Club? Please explain why the services of the community center are not readily available in the valley or specifically already offered by the Club? From what little information has been shared, the community center concept appears to be a big negative to the value of the Cordillera community for years to come. Thanks for your consideration of the above issues/concerns.
31	7/4/2017	Ray Cartade	email	While we are interested to hear more about the community center proposal and projected cost, we feel strongly that we should not proceed with such a project until the Lodge position is resolved. For your information we were supportive of the Summit Athletic Center expansion at the time. One further comment-Community center does not conjure up the right image in my mind. Cordillera Country Club (CCC) would be more inspiring.

32	7/4/2017	Bill Stephenson	email	Hi all: I suspect that this meeting will be well attended. The Valley Clubhouse has limited capacity both parking and seating. I think it would be prudent of you to change the venue to the maintenance building that is better located for those interested and has a greater capacity. We use it for the annual meeting as you know. Sincerely, Bill Stephenson		
33	7/3/2017	Brooke Ferris	email	 Thank you for the great job that you are doing with/ for our stables. I am sorry that I was not able to attend the party – I had another party at the same time. I do not live in Cordillera and do not have a vote nor a financial concern about the proposed project ; however, I do have Cordillera friends who are residents and have not heard one person who thinks that this project is necessary or worth the enormous expenditure. What is the purpose of this project? 		
34	7/4/2017	Patricia Kloehn	email	The situation is concerning to say the least. Similar to the Lodge being sold for substance abuse right out from under all eyes, this is another odd play. I am confused as to why people can't go to the athletic center already built versus disrupting the horse areas. We have a post office, we have WECMRD less than 5 mild down the road. You should be extremely transparent how will a "demo" and "relo" be paid for? Taxes extra boarding fees which will push many out the door. I am quite against the concept. I think you are all trying to appease the lodge side with this concept. What mess all around.		

35	7/5/2017 Ron Askew	email	I am a Colorado resident that lives at 86 Jacksons Path in the Summit portion of Cordillera. The proposed Cordillera Community Center idea is worth a discussion. And I have no problem with the expenditure of funds to study the idea. That said, so long as the use of funds is to look at the building cost and ongoing cost of the new facility versus the remodel cost and ongoing cost of the existing facilities. We need a clear analysis of the trade offs. Remodel all the facilities versus the new facility on the impact to debt ratings and service and to property owners annual assessments. Right now you are alienating support because the Boards are not presenting this as a trade off analysis. You haveskipped a step in communicationyou assume we all know that the best and cheapest option is a new communitycenter. IMPORTANTLY, and my strongest point, is that once you have the facts and the trade offs, there must be a voleby the CPDA membersboth Colorado residents AND non-Colorado residentsALL Cordillera property owners.This is unrelated to the CMD bond votes available to only Colorado residents. There are easy ways to survey the Cordillera community via on-line techniques with companies like Survey Monkey. A CPOA member wide vote is the only course of action that can bring the community together . The Board and Staff are well connected and you know that there is strong opposition to the idea of a new facility. If there is a desire by Cordillera property owners to remodel or build new then let all the people vote in secret. Voting this way will find the truth about support for the direction of facilities. The only reason not to organize a vote of the best facilities course of action is that the CPOA members are" too stupid" to know the right direction for their community and that the elected Board are the only ones qualified to make the right decision. Thatis the perception of not voting that is being created. Don't get bogged down in debating among the Board when is decision one to vote on or notforget pres
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36	7/5/2017	Tom & Nancy Klumb	email	Glad we could golf together today - always enjoy your company! As for the proposed community center, here is a synopsis of our thoughts. Please forward to the Boards as appropriate. ******** We strongly support.need to create expanded updated fitness center/cardio/weight room/fitness studios for yoga, Zumba or other types of group exercise outdoor resort style swimming pool and deck area - to complement indoor pool for swimming laps that can be open year round tennis/pickle ball courts community gathering spaces\$ dedicated to building a staging area/cart facility/pro shop for the Short Course (essentia) We strongly oppose:moving the post office and administrative offices (unnecessary expense to duplicate what we already have) closing the Trailhead and playground chosing a location other than the Summit Athletic Club (our assumption is the proposed project already includes \$ to demolish the Summit Athletic Club - if there is a strong desire for the architectural design and energy efficient building materials, then demolish the Summit Athletic Club - if there is a strong desire for the architectural design and energy efficient building materials, then demolish the Summit Athletic Center as planned, preserving the pool area and tennis courts - then build the new facility as proposed in the brochure on that location. Surely this would also preserve the horse stables and elk migration corridor. The close proximity to the Trailhead will tie that property in as well.)Questions/Concerns:Concerned that there is a groundswell of opposition right now, if not adequately addressed, will defeat a bond issue no matter what should the Boards move forward with a proposal Han closes the Summit Athletic Club and the Trailhead, and negatively impacts the horse stables. We believe the Summit Athletic Club site needs to be re-visited and embraced and that the community should provide feedback in advance to determine the level of support for this project based on the THREE possible sites to determine which site has the best chance of
37	7/6/2017	Nancy Kenyon	email	I have been reading about this new community center and how wonderful it will be. I see nothing about cost or assessment fees. Can you please explain to me if it would be something that you would "join" or would be we be assessed a monthly fee no matter if we use it or not?!

		IN	SUPPORT COMM	MENTS FROM input@cordillerametro.org
	Date	Name	Туре	Comments
1	5/18/2017	Lois Van Deusen	email	I cannot overstate my enthusiasm for this project. I applaud (heartily) the Boards' decision. The proposed community center will ensure Cordillera's prominence as a premier mountain community. Thank you
2	5/18/2017	Katie Dolan	email	Thank you so very much for looking at recreational options in Cordillera and for considering ideas for a new recreation center. I wan to suggest a longer swimming pool (minimum of 25 yards) in the proposed new complex, now that the pool at the Lodge and Spa is no longer available to Cordillera residents. As a distance swimmer, I very much miss the pool at the Lodge and Spa; the short, hot pool at the Summit is simply not long enough for a serious swimmer. It would be fantastic to have an indoor, year round lap pool, at a lower temperature, in the new complex. I am happy to help to make this a reality by advocating for funds and think that it is critical in attracting residents who are serious triathletes or swimmers to the area. Please let me know what would be most helpful to your efforts.
3	5/19/2017	Joseph Mahoney	email	Great idea
4	5/26/2017	Paul Krasnow	email	To all, The need for new facilities is quite evident to my wife and I. A quiet suggestion, please conduct a community wide survey to gather the thoughts, desires and input from the homeowners. Bring the community into the process. Conducting a survey will give a sense of ownership to the project.
5	5/27/2017	Jim Leighton	email	By way of intoduction, my name is Jim Leighton, a new home owner and member of Cordillera. Having built a successful business in the Health and Wellness industry, I want to let you know that I am available to assit the team that is considering building a new community wellness center. Feel free to contact me for any free assistance I can provide.
6	5/30/2017	Jay Tobin	phone message	Message - In support of new community center. Wanted to express his support for a shuttle service that was spoke breifly about at the last board meeting. Shuttle service to connect the Cordillera community to Vail and Beaver Creek.
7	5/27/2017	Philip Coulson	email	Philip emailed input regarding speed bumps on Cordillera Way and he is against them. He also stated at the end of his email: I forgot to comment on a community center - what ever the cost is I am for this project - it will round out our community as did the post office and other projects

8	6/1/2017	Stuart Green	email	Joe, it was good to see you today. I spoke with Becka and she agreed that we should write to express our support for your efforts to study the feasibility of a centrally located meeting and recreational facility in the area where the stables exist today. We have always felt that recreational facilities like tennis courts and pools would get more use if they are not located in neighborhoods, but instead in a common area. It also seems to be the norm for communities to have a pavilion for gatherings that we are missing today. As for the stables themselves, we have no problem with their existence, but are not interested in subsidizing them for the benefit of a few.
9	6/2/2017	Dick Rothkopf	email	Please tell Bob and Ed that to me, the plans for a new major community center located at the entrance sound like potentially the best idea ever to hit Cordillera. Onward!
10	6/20/2017	Jane Wilner	office visit	Supports the athletic center, not the other services. Feels that there has been no communicatins and RO should send a letter to the community. Supports shuttle services.
11	6/14/2017	Stuart & Becka Green	office visit	In support of a community center-primarily that athletic center component. He is an avid tennis player. One of the first to purchase and build on the Divide. Great historical info.
12	7/3/2017	Robert & Stepheny Riemer	email	 My wife and myself think constructing a Community Center for Cordillera is an excellent idea. A few comments and questions: 1. Location is critical to both mountain communities. 2. Total cost of project, costs to home owners and how it will be financed 3. How will this be different from the Athletic Center

13	7/5/2017	Ron Askew	email	The proposed Cordillera Community Center idea is worth a discussion. And I have no problem with the expenditure of funds to study the idea. That said, so long as the use of funds is to look at the building cost and ongoing cost of the new facility versus the remodel cost and ongoing cost of the existing facilities. We need a clear analysis of the trade offs. Remodel all the facilities versus the new facility on the impact to debt ratings and service and to property owners annual assessments. Right now you are alienating support because the Boards are not presenting this as a trade off analysis. You have skipped a step in communicationyou assume we all know that the best and cheapest option is a new community center. IMPORTANTLY, and my strongest point, is that once you have the facts and the trade offs, there must be a vote by the CPOA membersboth Colorado residents AND non-Colorado residentsALL Cordillera property owners. This is unrelated to the CMD bond votes available to only Colorado residents. There are easy ways to survey the Cordillera community via on-line techniques with companies like Survey Monkey. A CPOA member wide vote is the only course of action that can bring the community together . The Board and Staff are well connected and you know that there is strong opposition to the idea of a new facility. If there is a desire by
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	voung uns way with this use truth about support for the uncertainties. The only
	reason not to organize a vote of the best facilities course of action is that the CPOA
	members are" too stupid" to know the right direction for their community and that the
	elected Board are the only ones qualified to make the right decision. That is the perception
	of not voting that is being created. Don't get bogged down in debating among the Board
	when is decision one to vote on or notforget prescient setting argumentsit is clear that
	this community center (vs. remodel) is a huge threshold decision. Voting will not handcuff
	the Board, but will empower the Board. Lastly, here are my thoughts on the overall
	planquit using the Equestrian Center as a possible location. It is alienating both horse
	owners and people who like that "yard art". Make the decision easystop taking about
	getting rid of the barns! And just for the record, I do not have a horse therebut do love
	"the valley of Western stables absence" that we have now. This will gain supporters. Stop
	talking about tearing down the Summit Athletic Center and putting new lots on the
	Cordillera market. You will just depress the land values. No realtor that I have spoken to
	believes that new lots there are a good idea. Make that area an ice rink and/or dog
	parkmove the play ground equipment up from the Trailhead. You will not get the
	Summit votes with this "lot expansion" idea. My previous comments notwithstanding, my
	personal choice would be for the Board to get a plan, with a hotel partner like Omni Hotel
	& Resorts or Trump Properties, to create a joint venture whereby The Lodge and Spa at
	Cordillera could be "in the CPOA control." This would truly be a property value and tax
	revenue building idea. With a part ownership of the hotel we would have a bright future .
	Why not complete your analysis of the amenities/facilities options and "hold on a
	decision" until we get a shot at the center piece of Cordillera The Lodge & Spa at
	Cordillera. We should know within a few months the outcome of the Lodge. Looking
	forward to participating in this processand will help with the vote of all CPOA property
	owners if need be. Would love to meet with a CPOA Board member and understand why a
	vote of all CPOA property owners is a bad idea if the
	Board reject this notion of an "all CPOA member vote".

14	7/6/2017	June Speisman	email	dear Planning Board and fellow members, I think there are voices who would like improvements to our community, and I am very much in favor of adding value and facilities to Cordillera. We are a marvelous combination of Valley, Divide and Ranch/Summit environments and offerings, so specially located in the Vail Valley. As I drive up to my residence located in the ranch, one of the things that attracted me to ownership here, was the atmosphere of all of Cordillera, and as I drive up the road passing the Equestrian Center and horses it is an important part of my experience here, giving it a distinctive flavor of the unspoiled west and a very important part of what attracted me to ownership and residence here. I believe that if we want to add more athletic and or social facilities, that's a spectacular goal and I am all in favor of bringing Cordillera into the future and maintaining it a premier club. I am ready and always will be to spend money towards that. I hope we are very careful and thoughtful about how we proceed towards that end, and in no way diminish what we already have here. Let's try to find a way to make it a win/win, by maintaining the very unusual horse facility right at our heart, it's a part of our character and something that gives us more of a western feel, as we try to get away from the city, the rush of overdevelopment we see everywhere else, I believe it is something that helps keep us unique, please don't take for granted what the horses do for us. Not many communities can enjoy the atmosphere this provides us, it is special. It's almost as though we should consider it part of our wildlife corridor, which is so intrinsic to our Cordillera. Please let's find a way to achieve our goal of more athletic/social facilities by finding another location other than our horse area. Let's not subtract from what we have in order to add!
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			AGAINST COMMENTS FROM input@cordillerametro.org
Date	Name	Туре	Comments
5/17/2017	Buzz Larson	email	Are you kidding me??? What a waste of money. Is everyone on these boards addicted to spending other people's money? Why on earth would we need something like that? If you are going to do something this economically foolish and unnecessary at least save the money first and then do it – DON'T borrow it or issue bonds to pay for it.
2 5/19/2017	Janie Wackenhut Ward	email	A LARGE majority of Cordillera members do NOT want this in their backyards! We came to this tranquil community for peace, wild life and nature! NOT needed!and so Another fight ensues. I'm exhausted!
5/15/2017	Edward Ahlstrand	email	do we really want to subject Cordillera to another major lawsuit between members and the CPOA? I own thirteen lots and will be the first to contribute if this crazy tear down idea advances. Property values in the Summit would be decimated.

4	5/15/2017	Ted Eubank	letter	Dear Fellow Cordillera Friends, CPOA and CMD Boards of Directors: I have been so saddened by the events that have led to the restricted use of the Short Course and the loss of our club house and cart facility this coming summer. I attended the hearing last fall where the Eagle County commissioners made their determination with respect to our filing to limit the terms of use of the Lodge. Our case was weak and our presentation was weaker. I hope, like most of our property owners, that we prevail on our appeal. With respect to the planning of a new Athletic Club facility, please consider that we have a great facility and beautiful location where the current Athletic Club now stands. An expansion or addition of an area for exercise classes could be beautifully done at such a small cost compared to a new facility. The current weight room and cardio room are really wonderfully laid out and equipped. I use them almost daily in the summer months and during winter visits. They are never too crowded and meet the needs of our community very well. If we could arrange to purchase the Grouse on the Green facility, it could be made into a really nice Club House and restaurant/pub for Short Course golfers and residents. The space below could be expanded and made into a great satellite Athletic Club for residents in the Divide. In fact, it could house weight and cardio rooms and an area for exercise classes very much like the current AC. Basically, it could have everything with the exception of a lap pool at such a small cost as opposed to building a new facility that we just do not need.
5	5/26/2017	Jimmie Dresnick	email	Can we think of ways to make money instead of spending money. We already have the athletic center that provides pool, exercise facilities, etc. Another waste of money.

6	5/29/2017	David Temin	email	All, I must admit that I am concerned about the constant drama that seems to hang over our community. First, the protracted and expensive bankruptcy of the Club followed by the very slow recovery of the real estate market. Then the yet unresolved situation with the Lodge. Now you are contemplating what will surely be a multi-million dollar project to replace infrastructure facilities that already exist. I hope that you will be prepared at the community meeting in July to provide homeowners with a fact based anticipated cost and its financial impact on real estate taxes and/or HOA fees. It seems like every time the homeowners are asked to finance a new venture the rationalization is that it will improve real estate values. I have yet to see evidence of this assumption. Between RETA, HOA dues and a tax base burdened with paying off infrastructure bonds, I believe Cordillera is making itself less and less attractive. The Cordillera Community is second to none in the valley for beauty and amenities. I personally do not believe that a new Community Center is necessary or a prudent use of resources. Pursuing this project without overwhelming support from the entire community would be a major mistake. Perhaps your time, energy and the community resources would be better spent pursuing a more acceptable use for the Lodge property. The current plan for a rehabilitation center has no basis in financial reality. Its negative impact on our high-end, master planned community will no doubt be substantial. Thank you for your time and consideration of my input. David S. Temin
7	6/6/2017	Ann	phone call	Economy has not recovered yet. Does not make sense to ask families to pay for this. Existing facilities not being used. Owners purchase to promote health and wellness. Provide premiere services. Why put in more buildings when they area not used at full capacity. Does not make sense to build a community center for social gathers when we already have that covered.

8	6/2/2017	Carolyn Mooreman	email	HI Joe and Rachel, I took a tour of the Sonnenalp fitness facility yesterday and it is fantastic! If you haven't been there yet, you should go. As summer residents are starting to come in, I was having some conversations about Katerina's classes and we thought that it might help to solve the overcrowding situation if Kat taught her classes from 8-9 AND 9-10. I know that Kat has a bad hip so she doesn't have to do every exercise with usshe could demonstrate what she wants us to do and then just supervise the rest of the time. Also, if you all have any input into what the Boards are planning, please tell them that we do not need this Taj Mahal type of community center with post offices, restaurants, bars, etc. ALL that we need is a really nice fitness facility with perhaps an indoor pool, a la Sonnenalp. We have the land just above the Admin to build on. We don't need trailer parking or a dog parkmove that stuff somewhere else. Please give this some thought as Katerina's classes are wildly popular and people are starting to arrive!!!
9	6/14/2017	Kelly & Nick Zabiegalski	email	Please verify how these improvements will be funded. If you are planning on special assessments, we need to know so we can try to sell our home. Also need to know if these improvements will be subject to a vote from the community, not just the Board? The one thing that would help our community is freeway access without having to travel West on 6th for 5 miles. Offramp at Hillside would change the "too remote" perception & dramatically improve values. We bought here for the charm of existing facilities not for Highlands Ranch or Eagle Ranch experience. I doubt there is any cost savings to build new center rather than maintain existing. Kind regards,
10	6/20/2017	Kathryn Gassman	phone call	Is a full time resident. Wants the June 23 meeting changed because she cannot attend due to the Member Member golf game. Has been to previous meetings. Wants to know why the District is being so secretive with the special meetings. TS explained that in the flash, it said special meeting but it was a clerical error. The agenda states regular meeting.
11	6/20/2017	Suzanne Hatcher	office visit	Will be sending a letter opposing.

12	6/19/2017	Gene Shanahan	email	I have discussed the new Community Center concept located near the Equestrian Center with several people. I have not found anyone that liked the idea of spending a significant amount of money for a CC located near the EC, especially when the discussions turned to removing the existing Summit Athletic center and Camp Cordy. The Board should allow the community to vote "up or down" on any proposed facility before a lot of time and money has been spend moving this idea forward
13	6/16/2017	Bill and Kathie Stephenson Mike and Beverly Ellis Mike Williams and Amber Swedgan Jim Landis Ron and Joy Haynes John and Carolyn Moorman	letter	We, the undersigned, wish to address some of the rumors surrounding the planning and construction of a new fitness/community center. We acknowledge that we can only respond or react to rumors as there has been little concrete information released to our property owners. Apparently there are some Board members disseminating information that has raised homeowners concerns. While many agree that a first class fitness facility would be an enhancement to the lifestyle in Cordillera, the rumored magnitude of such a facility seems excessive. Many club communities are finding it necessary to have such a great fitness facility as competitive enhancement to attract new and younger residents. A fitness center with a swimming pool, wading pool, snack bar, saunas and similar amenities is something we may all support. Similar facilities at Clubs we belong to have cost in the neighborhood of 57 million to \$9 million. A pressing concern is the proposed closing and relocating the Post Office and Administration building there, as well as closing the Summit fitness facility and the Trailhead. These amenities are more than satisfactory for the services they provide. There is a special fondness for the Trailhead and Cordy Camp for our grandchildren. The Summit facility was an enhancement that encouraged residents to buy at the Summit. Why close these facilities and increase the cost of a new project when they are more than satisfactory as it? Also, there are rumors that the plans may include a restaurant. We feel this would be a major mistake as it would add significantly to the cost of the facility. The history of our trying to make a restaurant work has been a major disappointment. Additionally, why would we want to compete with our own Club that is available to all property owners? We hope the Boards will take embrace their responsibility to not only manages our community but to do so in a fiscally responsible manner. We have already spent or committed to spend in the neighborhood of \$18 to \$20 million dollars, a rather large su

14	6/27/2017	Raymond Cartade		The Cartades were supportive of the ACC, new project is way bigger, given the situaltion of the lodge, and to commit to something this big until the Lodge is resolved. Makes no sense. If it goes the wrong way, there are immplications for the Divide side. More feelers, out to people if the lodge goes the wrong way. The ACC is in a beautiful location.
15	6/21/2017	Phillip Coulson	email	I guess you did not want people to attend as the member member golf tournament is on Friday. Very bad timing!
16	6/21/2017	Gary Oatey	email	I am opposed to any such idea. Who authorized the spending of our money to develop plans and studies to promote this proposal?

17	6/25/2017	Bill Stephenson	email	First let me say I respect everyone on both Boards and having done it myself I know it is time consuming and pretty much a thankless endeavor. That said, I heard that the meeting Friday did not go well for the envisioned plan. Based on the discussions during the member member, I can assure you that had those of us playing been there it would have been more of the same. Hopefully you now realize that the community does not favor the grandiose plan that was presented. I would like to share some thoughts for your consideration. I do not have access to all the information you are privy to so some of what I am suggesting may not even be practical, Build a Summit sized facility on the area now occupied by the short course practice range. Beautiful views and could even have a small pro shop for the short course. Given that there are less homes on the divide it might even be a bit smaller than the Summit facility. Increase the size of the pool at the trailhead to accommodate the many kids and grandkids that use it plus a snack bar with burgers and hot dogs, smoothies, shakes and such Redo parts of the Summit facility by taking out the useless racquetball/squash court and building a 2nd floor there with large windows. Move the cardio room to the new 2nd floor, enhance the machines and free weights throughout the lower leve and use the current cardio room for yoga and other classes. These changes would remedy the situation for those on the Divide, improve the pool area for those at the Trail head and utilize the existing structures rather than tear them down and create bad feeling on the part of those that presently use them and are happy with them where they are. Additionally, as I understand it from Ed, part of the plan would be to sell the Summit and Trailhead properties for development and use that money to offset the cost of the Community Center. That ignores the fact that there are sitil a bunch of lots for sale in the Ranches. Anyway, food for thought or maybe you have already consideredsuch possibilities and foun
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18	6/26/2017	Charles Stetler	email	I was recently in Cordillera for the Member Member golf tournament. I overheard some people talking about a new Community Center under consideration. This was the first that I have heard of this. I understand now that there was meeting scheduled during the tournament too. I do not recall receiving any information about this plan. Please register me as a definite NO vote for this planned center. We already have access to the athletic facilities at the Valley Club and the Summit AC. I am AGAINST this idea and do not wish for the Board to spend any more of our Cordillera dollars on this project. I was recently in Cordillera for the Member Member golf tournament. I overheard some people talking about a new Community Center under consideration. This was the first that I have heard of this. I understand now that there was meeting scheduled during the tournament too. I do not recall receiving any information about this plan. Please register me as a definite NO vote for this planned center. We already have access to the athletic facilities at the Valley Club and the Summit AC. I am AGAINST this idea and do not wish for the Board to spend any more of our Cordillera dollars on this project. I was recently in Cordillera dollars on this project. I was recently in Cordillera dollars on this project. I was recently in Cordillera dollars on this project. I was recently in Cordillera dollars on this project. I was recently in Cordillera dollars on this project. I was recently in Cordillera dollars on this project. I was the first that I have heard of this. I understand now that there was meeting scheduled during the tournament too. I do not recall receiving any information about this plan. Please register me as a definite NO vote for this was the first that I have heard of this. I understand now that there was meeting scheduled during the tournament co. I do not recall receiving any information about this plan. Please register me as a definite NO vote for this planned center. We already have access to the athletic facilities a
19	6/26/2017	Scott & Terri Glasser	email	We are unable to attend the upcoming meetings, but we are opposed to the concept as it is described. The cost seems exorbitant considering we have multiple facilities already in place. Also, the use of the Lodge needs to be determined and finalised.

20	6/27/2017	Pamela Andrews	email	I wanted to weigh in on the proposed Community Center. This appears to be a knee-jerk reaction to the loss of the Lodge facilities for the Divide homeowners. Since each neighborhood in Cordillera has its own exercise facility and pool option, it makes sense to locate a pool and exercise facility somewhere up in the Divide neighborhood instead of re-creating more of what exists by the Equestrian Center. I live in the Ranch and am very happy with the Summit Athletic Club facility. It would make most sense for there to be a clubhouse for the par three course and include a pool and a exercise room with weights and cardio machines. Is it possible to purchase the Grouse building from the new owner of the Lodge property? Is there room inside to carve out a weight room and space outside for an outdoor pool? If not the Grouse building, is there space elsewhere near the par three course that could be built on to house a clubhouse, exercise facility and outdoor pool? I would encourage you to pursue this option instead of creating a new facility near the Equestrian Center.
21	6/27/2017	Steven Wellins	letter	letter in an attachment.
22	6/28/2017	Bill Stephenson	email	Dear Ed and Lois: Right or wrong there is a feeling that the Board is not taking the many concerns expressed seriously and that you intend to move forward regardless. I don't believe that but it is out there. There are many of us that have real concerns and would like to see the project scaled back. My suggestion is to build a really first class fitness center complete with an adequate meeting room that could double a place to play bridge, have dance classes and other uses as warranted. Build a nice outside pool,(pools) to accommodate both kids and adults. Have a snack bar that is designed so it can handle both the pool area as well as the inside. Build it with the future in mind and in a manner that other amenities could be added if desired and leave it at that. I think the community could get behind that. Do not relocate the admin building or post office.

23	6/9/2017	Trudo Letschert	<u>email</u>	I am not in favor of destroying the wildlife corridors or the rustic entrance to Cordillera at Squaw Creek Road. Your ideas is what a developer does prior to any lot sales and the cost gets included in the sales price, it isn't common for a sold out development to talk about \$20m+ projects. Your energy and funds could much better be used by purchasing the Lodge property, this already includes, the indoor and outdoor swimming pool, has the spaces for community activities and the extra 40 parcels when sold will cover the cost of the acquisition. I would suggest you work together with the ownership group of the golf course to accomplish this, since development is a business and I don't believe either of the Boards would have the expertise. At the same time you would resolve a problem for your Divide constituents and for a change we could show positive news from Cordillera to the Vail Valley Community versus the drama of the past years. I have been told that you are planning to finance your building of your proposed facility by reissuing bonds for the ones expiring, I am sure you are aware that this area has one of the highest real estate tax rates in the area any reduction in same could boost real estate prices and interest. I really believe that if we could eliminate the constant drama at Cordillera we will improve our values the most. Let's start looking at doing items where we can accomplish it without spending other people's money, we possibly could end up getting most of what you want for little cost or none in the long run if and when the Lodge project gets done correctly. Due to member and community ignorance we already lost the opportunity to enhance our properties by adding the golf facilities when we had that change, we could have done the same as is currently done. The previous boards wouldn't listen when we advised them that accepting the Summit Alethic Center , Trailhead and Short course would generate massive losses as they had in the past when owned by the golf club. Let's not create more and bigger
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24	7/3/2017	Steven Wellins	email	We are sending this email as a follow up to a letter that was sent to you last week of which were co-signatories on. We just wanted to reiterate that we agree with dozens of our fellow residents and cordillera property owners who are strongly opposed to the proposed community center and the CMD bond issue. We believe that given the current financial position of the CPOA and CMD, we should continue on the path of paying down debt and preparing the the CPOA and CMD to weather any future economic downturns. The CPOA should be representing all of the property owners of Cordillera of which approximately 60% are non Colorado residents. The CMD is primarily responsible to represent Colorado residents who are registered voters and make up approximately 40% of the Cordillera community. It is pretty clear that the interest of the majority of the CPOA members and the interest of the minority of Cordillera property owners who are CMD voters may be very different. We urge you to strongly consider holding a transparent, open, and two way conversation with all of us. Listening to comments but not providing detailed financial disclosure or answers to the many questions we have only leads to more questions and divisiveness. We sincerely hope that the combined Boards of the CPOA and CMD consider a different approach to the way this has been handled to date. We in addition to many of our fellow property owners stand ready to discuss the merits of the community center and the bond issue in a more positive and productive manner. At the very least, this discussion may help to define what is best for all property owners and residents. We look forward to the opportunity to meet with you at your earliest convenience.
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 25 7/3/2017 Heidi Widger email 25 7/3/2017 Heidi Widger email Wy husband and I wish to express our deep concern and opposition over the expensive proposed study and possible construction of a community center which would require a bond to be issued. We are not in favor of any such project and see no reason, based on information we have now, to spend vertice of the second study. Things have not gone favorably for Cordillera and it's community these past 7 to 8 years suits brought against the Cordillera Boards and the property owners by David Wilhelm and his company a with his filing for bankruptcy were a huge blow to the community. Part of the settlement of that situation providing our community with the trail head and the short course. Now, due to another blow to our commune we find the short course much less than promised and expected. No carts, no club house, no supplied pra area and less than desirable parking. And, at least for the moment, no Lodge and Spa which provided tw restaurants, a wonderful spa with inside and outside pools, and a great room; all or some of which many rused on a daily basis. To think of entering into a huge and expensive project while the community is reeling from these past ever many have suffered severe financial loss, seems less than prudent and possible extremely harmful to many as expressed by others, vital to pay down debt and get our community on a positive financial basis. It may be that a more open dialog regarding this project would produce a different conclusion on our part However, at the moment, without clear and full disclosure of all the financial and proposed actions regard existing assets in our community, we are against any further action regarding a community center. Thank you for your attention to this letter and the subjects it addresses.
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26	7/4/2017	Don Salcito	email	We are opposed to the concept of a community center at this time. When we bought in Cordillera, there was a gathering/community location, the Lodge and Spa. Until that issue is resolved, we are opposed to spending money to buy and build. Let's see what happens with the Lodge and Spa litigation, or better still, discuss settlement, buy the site and either subdivide it into 4 or 8 lots, then consider a community center. Alternatively, settle the litigation, buy the land and make it a community center. To build a community center now would effectively tell Eagle County that they won the lawsuit and that Cordillera gave up. We cannot support that position. On a related issue, we have appealed our property valuation by Eagle County and argued that ignoring the PUD and allowing the sale was a taking of our property outside of eminent domain. We are thus arguing that our property has no taxable value in Eagle County.
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27	7/4/2017	Jerri More	email	I have no expectation that anything I submit here will cause either CPOA or CMD Board members to act any differently. However, for the recordAs I am not a Colorado resident and cannot vote on CMD issues, I am primarily addressing the CPOA, who should be representing all property owners. I have many concerns, but am only addressing the process in the following feedback: I am opposed to the actions the CPOA Board initiated because of the way they conducted the feasibility study for a centralized mega-community center. The comment I heard directly - that property owners could not be consulted on a concept without something to look at - is insulting to my intelligence and acumen. I am more than capable of understanding a concept such as centralized vs. decentralized. (Concept: something conceived in the mind; an abstract or generic idea generalized from particular instances.) In my opinion, the CPOA Board should have brought forward to property owners the concept of a centralized community center vs. the current decentralized facilities we have today, before unilaterally deciding to spend 100s of thousands of Cordillera property owners' dollars on feasibility study(ies) and architectural renderings. Something I heard from a CMD Board member directly to me when I talked about how much had been spent on the feasibility study(ies) and architectural renderings: "You're wrong. We have only spent \$100,000."While that may be the letter of the spend, i.e., invoices have been paid for that amount to date, it is intentionally disingenuous, as another \$180,000 or so has been committed to be spent. All spent without a priori knowledge of the majority of Cordillera property owners.
28	7/4/2017	Ron Haynes	letter	Letter is attached

29	7/5/2017	Tim Muffley	email	Thank you for finally breaking the apathy that has plagued this community for decades. For years nobody cared what was going on in everyone's own backyard. Nobody cared to get involved. Nobody cared what the board did. WellWE CARE NOW! And it's all because of your decision to push forward this asinine, ridiculous and financially irresponsible community center. We all now have a common goal. To STOP this project and to stop you, the board. You have ignited a fire that will continue to grow. You don't listen to us. That is a problem. You think you know better than us. That is a problem. You are not transparent. That is a problem. You tell us "mistruths". Okay, let's be real, you lie to us. And that is a huge problem. Enough is enough. Stop this insanity now. No new community center. You are going to hear this very, very loud and very, very clear in the coming days. Whether you choose to listen is up to you. Regardless of what you do change is coming.	
30	7/5/2017	Patricia Reilly	email	I am writing to provide my input with respect to the proposal for the Community Center. I attended the last be meeting to understand details of the proposal and have reviewed the materials on the website. I feel that the	

31	7/5/2017	John Warren	 I am writing to you to express my opposition to the proposed Community Center. There are several reasons for my opposition that I would like to explain. There is no compelling evidence that the owners of Cordillera have a need or desire for a community center. The strategic planning session was a joke as you determined that you wanted a community center. A community center will not attract new families to Cordillera. We are a seasonal community and that is not going to change. Any community center will immediately be a white elephant as it will sit idle for many months of the year. The stated objective of attracting new families to Cordillera is not realistic as there are no professional or executive positions in the Vail Vailey to attract the individuals who would have sufficient income to afford a home in Cordillera. We are restricted to second home owners unfortunately. We are not like any of the communities you have visited where they have many more full-time home owners than we have. Contrary to the information you have published, the increase in debt of an additional \$20.0M - \$25.0M will most likely result in the downgrading of bonds to junk status. This will result in lowered home values, and higher taxes. Not to mention, it will make Cordillera a less attractive community. The idea that a community center will draw the community together is a mirage. There are communities within Cordillera that exist today and people self-select who and where they want to socialize. Even Troon cannot keep the restaurants open year-round. Why do you assume that a community center will attract sufficient Cordillera residents to be sustainable? At last, I do not want you to have the impression that I enjoy opposing the CPOA Board. My belief is that positive change can be effected by working with the governing body. I am friends with many of you and I respect and admire the devotion and time you devote to making Cordi
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from Angela Overy 301 Kensington Drive Edwards CO 81632 Dear Board Members,

You all said keep sending ideas so I could not resist trying to write down all the wonderful ideas you had and putting thoughts on paper. Very rough sketches and not to scale, but more to think about.

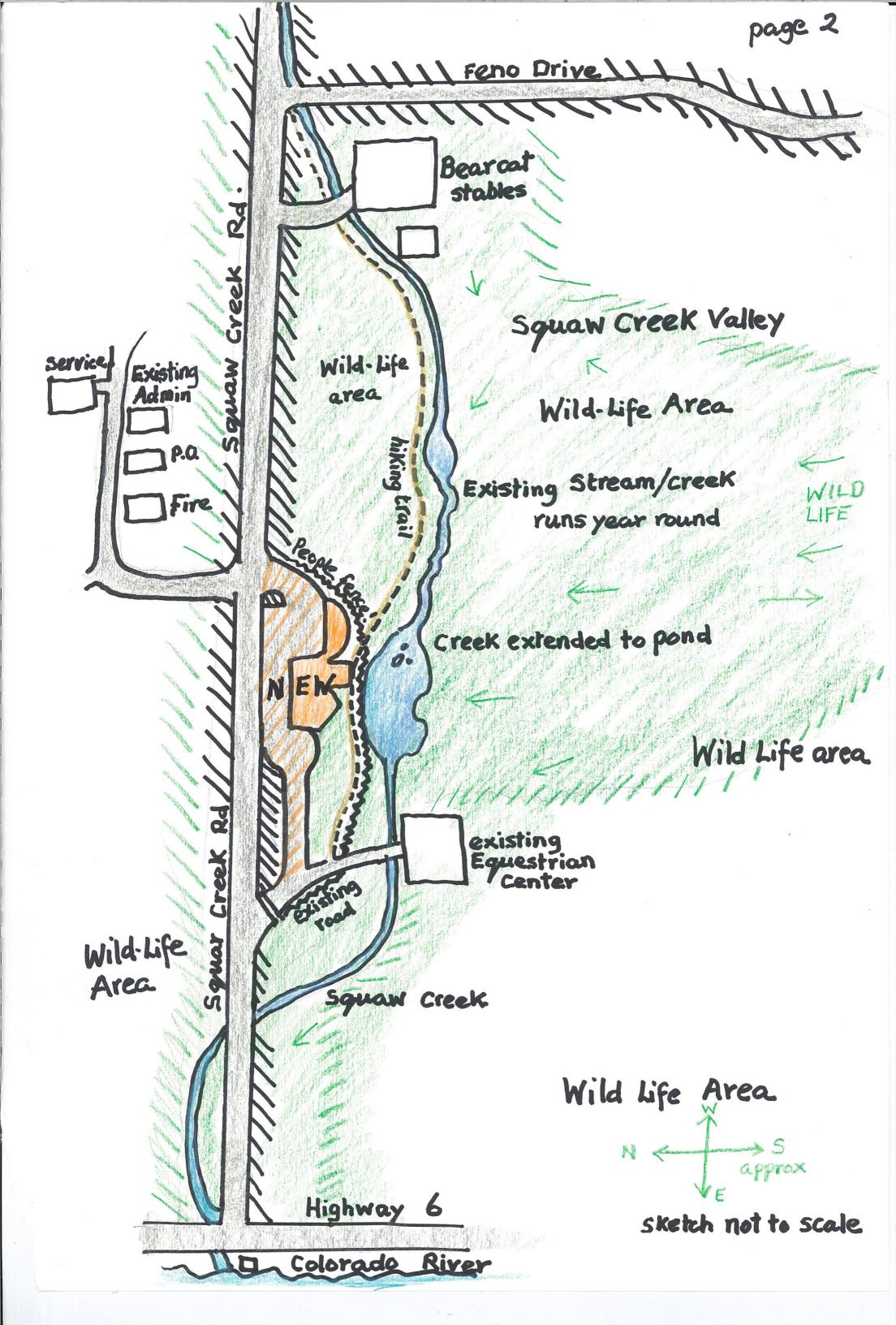
I guessed the rough usage percentages of the Center as a discussion point for you. A very rough estimate of what might be rental/income space ,

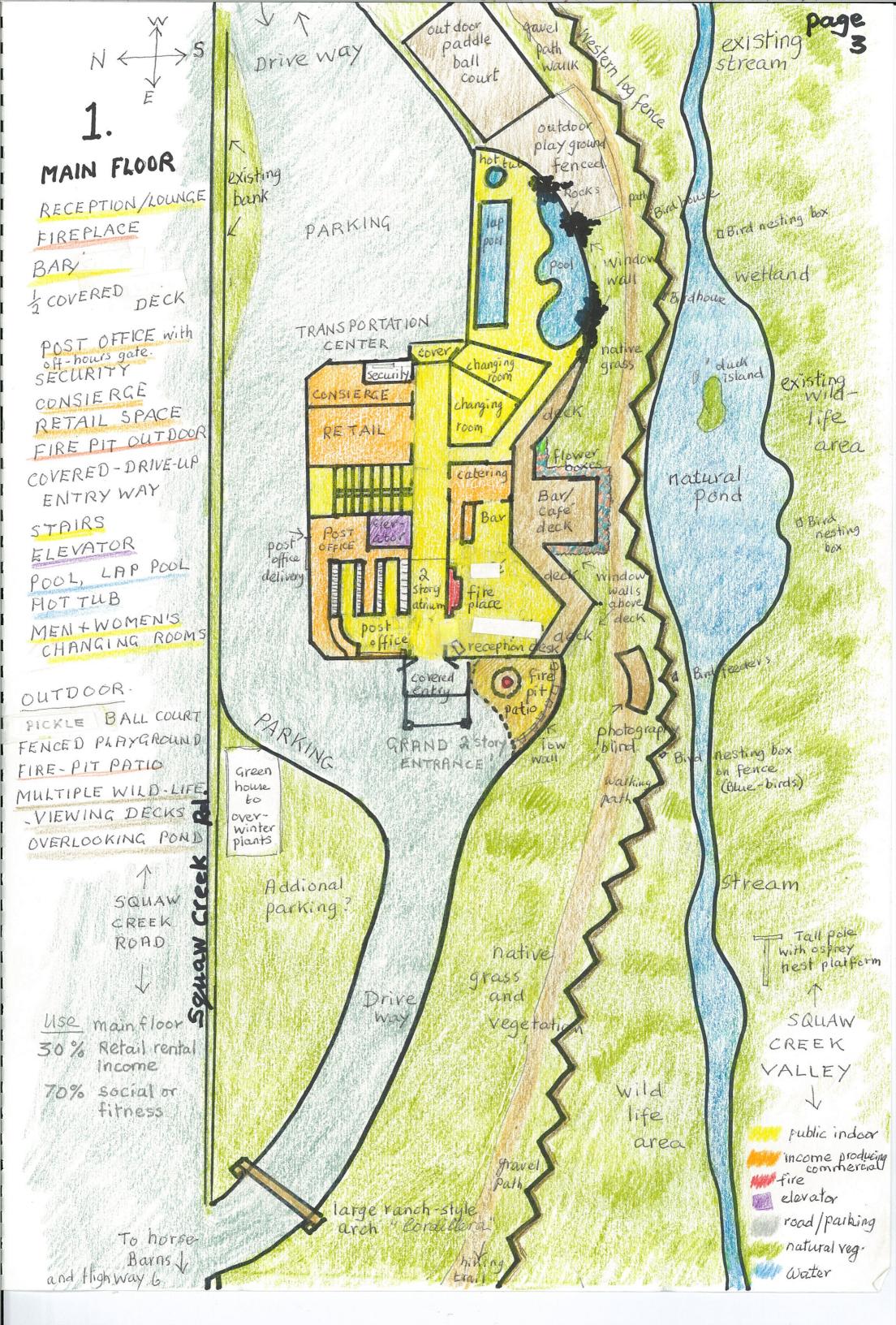
administration space and social/fitness space for members.

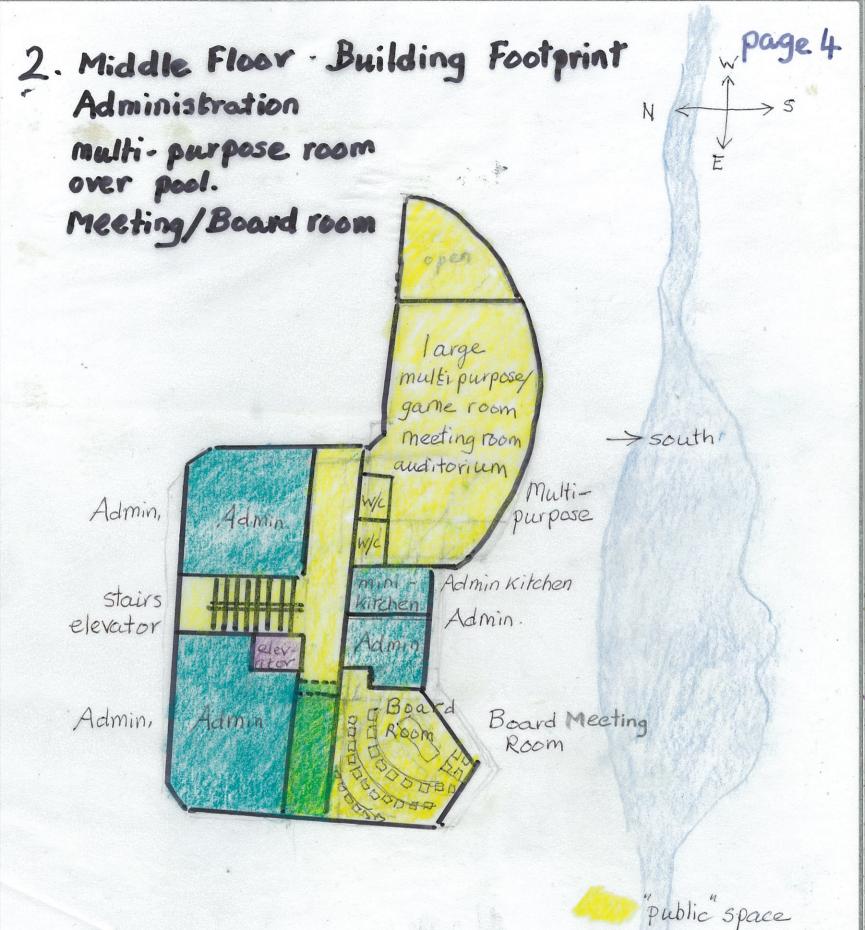
Thank you for leading us to a better facility. I think it is helpful to look at rough ideas, change them and crystalize what you really want before professionals come up with expensive drawings.

Sincerely,

Angela Overy

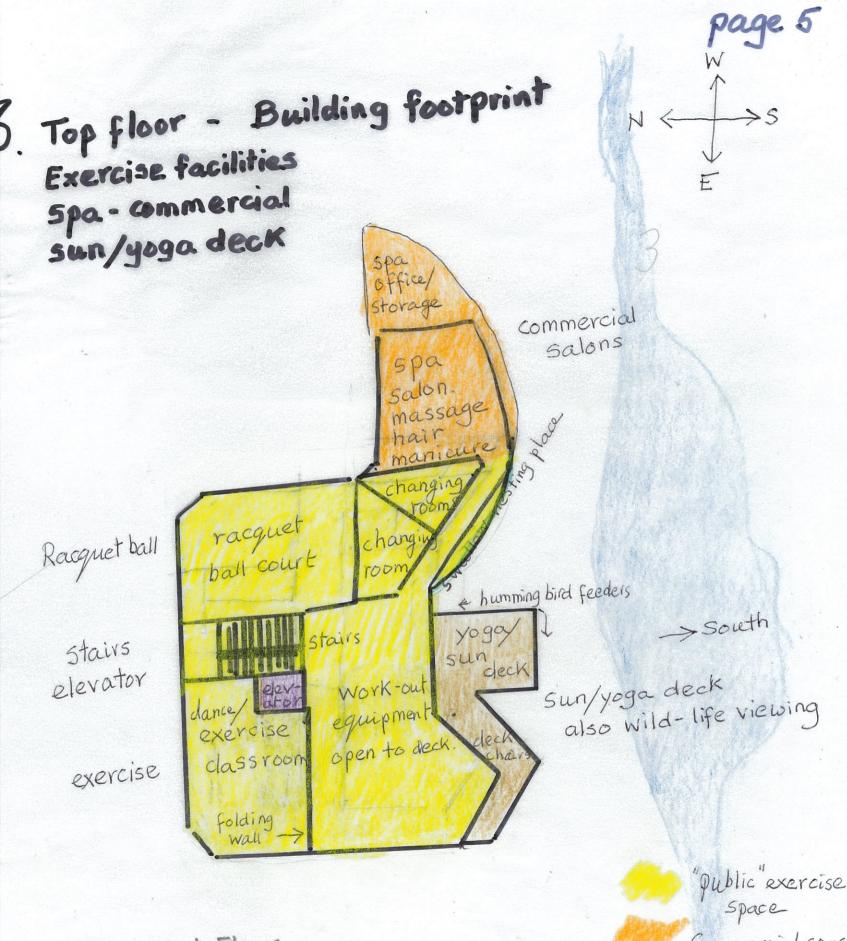






Use - 2nd Floor 50% Administration 50% Meeting/event/game rooms Administration

Elevator



Use 3rd Floor 25% spalsalon rental 75% fitness/wellness

Commercial space Elevator

Gent Sal

Rachel,

The following are some of the thoughts I had after listening to the boards and people in attendance at yesterday's board meeting.

A new community center is needed, but currently community support is not entirely there.

Time line is driven by the ability to put a Bond issue on the next Ballot. No one at the meeting yesterday understood the process for getting a Bond issue on the ballot and the misinterpretation of the homeowners of contracting for the support team will generate the rumors that the board and you want to avoid. We could write an article for the Cordillera Spirit and other tools to explain the process. Not dates, or other details. Focus would be to kill the "it's a done deal because they hired these people". Maybe a town hall to just talk process.

I think the concept that a building will generate a sense of community is a bit naive. A nice place will help, but there are things that we can do today to improve our sense of community. I hope that some of these are possible even if we are not able to execute a new building at this time.

Information for new homeowners is difficult to find and while the majority of it is on the WEB it is not always easily understood. We could do a welcome package, just an envelope with things like how to start your trash service and what services are included as home owners (like trash) and what have available as addons. Making people feel like they are a part of the community from day one would help with the sense of community. The argument that you will get is that people like us who buy years and years before they build don't need or want this for vacant land, but do when they start to occupy a home. The easy way to do this would be to use the post office as the trigger point. Shea knows who is active and who is not because of the mail. We had a box here for years that forwarded mail to our primary residence. When we occupied we stopped the forward. This is just an example, I am sure there are many others that would help people feel more welcome and part of the community.

There are many things that are available to Cordillera homeowners that we don't know about until someone tells us. Basically, I am suggesting that we build a homeowners marketing plan.

Each of the communities that we were compared to yesterday had a linkage between their "Club" and their community. I don't believe we have that here and that is a culture I believe we must change to be successful. I am not suggesting in any way that every homeowner become a club member, full or social, but I would like to see us explore options like a restaurant membership that comes with every home so that homeowners believe that the restaurants are available for their use as well as club members. I would love to hear that we as a community are working closely with the club to get more business at the club. If they had more business they might be able to support more hours and a 365 day per year operation. I see this a fundamental to changing the culture we have today of have and have nots. I also understand that politically this will be difficult because of the politics surrounding the original developer.

We owned here but had not yet built during all of that and so are sensitive to how we got here. New people won't be and they won't care. The club must be part of our community somehow. The sledding, snow shoeing and cross country skiing is a perfect example of the synergies that could be leveraged and expanded. Members and non-Member homeowners can all use the facilities during the winter. The

difference is that club members can access for free equipment while home owners who are not club members bring their own. It's very popular and most of the homeowners we have talked to don't know they can use it.

There are many other activities that happen here that I sort of know are going on but have no idea how to join if I wanted to. Bridge, painting, book club (I think) and I am sure the list is very long. Maye a catalog a couple of times a year published in the Spirit? I know this is private but we should leverage it and also how to get it started for new people. We were here a year before we knew about it, the Kohn's down the street from us didn't know about it until we told them last month. It's a great tool, but it could be so much more.

Many of the amenities that were discussed in the presentation we could start now while working on the new facility. We could start a community concierge now that could coordinate all of the things that we want to make available but won't ever put directly on property. We have homeowners who are currently or have been concierge staff in Beaver Creek and Vail. I am sure if we asked them to help design and implement the service they would be happy to. We have space that could be used to host that person. The things like Skeet, Snow mobiling, zip line, kayaking etc. are available locally we just need to facilitate access. Maybe we could even get better pricing as a group that would encourage people to use our services. I don't know enough about this area to be really helpful, but I do know that if we have it, and market it to the community it will be used. Maybe it is seasonal in the beginning?

These are just some of the thoughts that I had based on listening to why we want to do many of the things we are discussing that we can fix now so that we are ready for the building when it arrives.

I think that a good community outreach program now that provided actual services to the community will go a very long way to stopping much of the dialog that has started. People currently perceive this as another degradation of amenities and they don't see the entire problem. I believe that if they begin to see service increase and start to feel the sense of community that is possible here (with or without a new facility) they will understand why they need to support.

Some of our current amenities that are so controversial, could be kept and turned into cost neutral activities with the appropriate business plans. The stable and Pelts course could be turned around if we changed our marketing and use of them. We would just need to get the right people helping you and your team. The more use it gets the more money it makes and the better amenity it becomes. To lose a world class training facilities like these would be sad, but without the appropriate business plans and market strategies we will lose them.

While we still have the stigma as a part time community of second home owners I think that is changing and that we must recognize that. We will always have many seasonal homes but there are more and more of us who are here full time who are happy to get involved in making this the premier community to live in. We don't know when you need our help. I think that if you asked for community support and ideas that are about improvements, not complaints that you could rally the right people to help.

I hope you find a nugget in these thoughts that may be helpful.

Respectfully

Cindy

*

Dear Board Members of the CPOA and CMD

First, let me say we love being a part of Cordillera, despite all the stuff that has gone on the past 4 or 5 years. We bought a lot at 712 Webb Peak around 2003 and built our home (moved in 2006). I have spent my entire career as a single family land developer in the Dallas Fort Worth area and have developed and sold over 35,000 home sites. I say that only to say I know a little bit about this. I think the overriding question none of us like to talk about is <u>why don't property values in Cordillera</u> <u>increase</u>? It is mind boggling to me and I am in the business. Cordillera has the best club, best golf (3 great courses), a real sense of community among the residents, best views in the valley, etc.... The overall Vail Valley has a shortage of single-family lots to build on and Cordillera has an over supply and yet the market seems to ignore us.

Second, I'd like you realize that there are lots of competing issues between residents of the Divide, the Ranch, and the Summit/Territories. I am sure there is not a simple solution that would solve everyone's issue; however, I do think we need to address them both <u>collectively</u> and <u>individually</u>.

Collectively, as Cordillera property values increase, this affects the whole of Cordillera, so generally speaking I am in favor of whatever gets property values moving upwards. I do think a resort style pool, snack bar, first class workout facility, play ground, etc.... is the way to go from an overall perspective and I think we need to go BIG to have the needed splash (pardon the pun) to positively affect property values. It seems to me this is the only thing we don't have. Again, we have a great club (once again), golf courses, an Equestrian Center, guard gates, attractive entryways, trails, etc....

One aspect of what is being proposed that seems to be missing in the analysis has to do with the Club. The Club is the biggest single element that enables Cordillera to exist as a community and not just a subdivision. For the most part it is where we as citizens of Cordillera interact socially. As such it would seem to me that whatever proposal we consider, it must take the Club into consideration. The last thing we would want to do is develop a plan that doesn't consider this. We should want the Club to be successful and lets face it, there are many things the Club can do much better and efficiently than we the property owners can. For example, how many times have we tried to have a café and it has <u>never</u> worked.

As it relates to the so-called Community Center, I read the update on line a few days ago about the proposed community center. It said it was determined that the Athletic Center site could not accommodate the scope of the concept being developed. I am having a hard time rationalizing that in my mind when one of the sites being considered is the Equestrian Center. Are you all really proposing to tear down the Equestrian Center and re-build it somewhere else? While our family does not use the Equestrian Center it is a positive asset to have for our residents and to see it as you enter the community of Cordillera. No other community in Valley has such an asset. I would be opposed to tearing it down and re-establishing it somewhere else.

The Athletic Center site currently has a parking lot, tennis courts, work out facility (upstairs and down), indoor lap pool, a secondary building that is currently a sales center. (What better place for a sales center than within the community's Athletic, Tennis and Pool Center with its fantastic views of the Vail Valley and Gore Range?



This site was just fine a year or so ago when we were considering renovating the Athletic Center facility and turning into first class spa and athletic facility. I am having a hard time following the logic that now for some reason it doesn't fit the scope of the concept and the Equestrian Center site does? <u>Perhaps the scope is wrong?</u>

Also, why consider a site that is at the bottom of a canyon with poor views compared the great views at the Athletic Center site when great views are one of the main attributes of Cordillera?



By the way, there is no site centrally located for all three areas in Cordillera (the Summit/ territories, the Ranch, and the Divide). The Equestrian Center area is not centrally located to the Summit and the Territories. It is for the Divide, and somewhat of the Mountain. Lets not kid ourselves, centrally located means located central to the most homes in Cordillera. The Ranch has the most residences by far (at build out it represents 47% of the total community). If there is not a site in the Ranch area I would look for a site near the Ranch area that has great views and wouldn't cost a fortune to develop the basic infrastructure in order to then accommodate the community center facilities. If that seems too remote for the Divide I would certainly be favor of a workout facility and pool to serve the Divide. Naturally, it would not need to be as large as the facility that serves the Ranch and

Summit/Territories as the Divide will make up less than 25% of Cordillera at build out. <u>The current Athletic Center facility is centrally located within the Ranch and the Summit/Territories and the basic infrastructure is already in place.</u>

What is the reasoning behind the site below Hole #8 on the Mountain course? Has the board considered existing wildlife and the homeowners adjacent to Hole #8? The site below Hole #8 on the Mountain course will no doubt cause a major uproar from the adjacent homeowners who look over this "open space" and all the wildlife that uses this area. They bought their homes knowing they had that view. Now if a community center goes in there it will destroy a big part of their view. If it were I I would be majorly upset that this area is even being considered. In my opinion, getting access to this site from Fenno Street or Squaw Creek Road would be cost prohibitive.

On the other hand the Athletic Center site has been there since the completion of the Summit and Territories development and all the homeowners are this site are fully aware that this site is and has been used as somewhat of a "community center" by virtue of the improvements that exist and the uses that have gone on there since the beginning. The entire basic infrastructure is already in place and the remaining land behind the current facility is relatively flat.

In contrast, the two sites being considered are in need of <u>major infrastructure</u> in order to accommodate the improvements being proposed. In fact, the infrastructure costs could be as high as the actual facilities would cost.

On an individual bases I am most concerned about the Summit and the Territories because I invested there. When we built our home in 2005 and 2006 there were many homes in the Summit and the Territories in the \$4MM to \$7MM range. Now, it seems nothing gets built close to that. While the views are the best in the Valley (so many say) it is a "hike" to drive to up to the Summit and the Territories. The distance from Edwards and the airport is an issue. While we can't change the drive time to Edwards (which is only 15 to 20 minutes depending on where you start) we can change the drive time to the airport and the town of Eagle (Costco, City Market, restaurants etc....) by opening up a road out of the Territories to Brush Creek Road. I believe this would be a game changer for the Summit and Territories, which has 142 vacant lots or 56% of all vacant lots in Cordillera. I fly fish, jeep, hike etc.... back behind Gold Dust and the New York mountains. It takes me an hour to drive to where this road from the Territories would connect to Brushy Creek Road from my house. If this road where opened up it would change that time to 5 minutes. In addition, it would change the drive time to Eagle and the airport from 40 minutes to 15 minutes.

I also want to point out that the Summit and the Territories have the most vacant lots, by far. See chart below.

Build Out Analysis					
	Total Units	Completed or Under	Vacant	% Built	Vacant Lots as a % of Total
	Allowed	Construction	Lots	out	Vacant Lots
Divide (not including the lodge)	202	168	34	83%	13%
Ranch	400	318	82	80%	31%
Summit/Territories	248	103	145	42%	56%
Total	850	589	261		100%

With a golf course, club house, fantastic views, incredible wild life, etc..... it would seem to me the CPOA and CMD would try to figure out how to light a fire under these two areas because they have the most to gain in terms of future value for the community as a whole than any other section of Cordillera. <u>This no doubt would affect the property values of the entire community</u>. *While I have not studied this, I would not be surprised to find that the preponderance of vacant lots in the Divide and Ranch areas are lesser desirable lots either because of inferior views or the lots themselves are tough to build on due to excessive topography.*

Property values are based on comparable sales. Lets face it; our homes are currently selling for less than replacement cost. In Cordillera, the only homes selling for replacement cost are newly constructed homes. As such, construction of new homes is our best hope for causing comparable sales to increase. As comparable sales increase all of our property values rise. Property values are like the tide of an ocean. When the tide comes in all the ships in the harbor rise up and when the tide goes out all the ships are lowered. We need to do whatever we can to get the tide to come in so everyone's property values can go up.

My proposal would be as follows:

<u>Step One:</u> Forget moving the post office and administrative offices. The existing buildings are just fine as they are for the functions they serve.

Construct a resort type pool such that it is connected to the current athletic facility. The land in this are is flat and the views of the Gore Range are exceptional. A resort type pool in Cordillera needs great views. You will recall that the lodge always used photos of the pool and the great view from the pool as their main marketing feature during its summer promotion.



As previously said, infrastructure is already in place. Add additional bathrooms for the pool area, playground area, and snack bar just like most country clubs have adjacent to the pool. Perhaps we pay the Club/Troon to operate it. Lastly, landscape and add shaded seating around the tennis courts, pool and playground area. All in all, this would cost probably between \$3MM to \$4MM and be a first class multi-use facility.

It seems to me the Trail Head could continue to be used for Cordy Camp in July and the first half of August. The rest of the year it could be used for meeting space, ladies card events, etc.... things the club doesn't provide for presently.

Rumor has it the current idea is to sell the Trail Head and Athletic Facility area to a developer who could convert these areas in to more lots. I hope this is just a bad rumor. One thing we don't need any more of is <u>lots</u>. Currently there are 261 vacant lots and roughly 12 to 15 homes are built per year. That means we currently have roughly a 20-year supply of vacant lots. As I said in the beginning, I have been a single-family land developer my entire career. Trust me when I say that no developer in his right mind would consider re-developing these sites into more lots under present conditions of basic supply and demand.

At the bottom of the Territories improve the current easement to a road with a gate (like the back side of the Valley community).

<u>Step Two</u>: Add an additional workout and pool facility in the Divide area, albeit smaller in scale than my proposal in Step One due to the Divide only representing 25% of the community.

<u>Step Three:</u> If the response to Steps One and Two are good move to increase the size and add spa features to the Athletic, Tennis and Pool Center in the order that was proposed a year or so ago.

https://www.youtube.com/watch?v=5r0R5d5nH3E

The basic plan above would cost about half of what is being proposed and it could be staged such that if the economy turned down we could slow the roll out of additional expenditures.

Lastly, the issue of equitable representation on the CMD and CPOA boards needs to be addressed. As I understand it, there is no representation on these boards currently by property owners in the Summit/Territories. It seems only reasonable that each of the three areas of Cordillera should be represented on these boards. Furthermore, it is my understanding that properties in the Summit/Territories area are taxed at a higher rate than the Divide and the Ranch areas. Taxation <u>with</u> <u>representation</u> is a corps value in our country and I believe it should extend into our community of Cordillera. Perhaps we should have a board member from each of the three areas and two "at large" board members or a percentage of board members based on the number of property owners in each area of Cordillera.

While I am sure the current board members are doing the their utmost to represent all of Cordillera it is only natural that certain biases can creep in. We should strive to be above reproach and thus have full representation on these boards.

Thanks for taking the time to read this letter. If you think there is anything I can do to help please let me know.

All the best,

Ron Haynes 712 Webb Peak

CC: property owners of Cordillera

ATTENTION : RACHAEL CYS. THOUGHTS FROM JAY TOBIN - DEEJAY CORRY @ GMAIL. COM FIRST, THANK YOU RACHAEL FOR ALL YOUR HARD WORK, ENTHUSIASM, AND LEADERSHIP. THE COMMUNITY CENTRE THIS MAKES SOOD MUCH SENSE, IT IS TIMELY AND MUCH NEEDED. THE ONLY QUESTIONS RELATE TO SIZE, SCORE, + AMENITIES IT SOUNDS LIKE THE SITE LOCATIONS HAVE BEEN ISENTIFIED. I WOULD BE MORE THAN HAPPY TO (LOVE TO) GIVE MY IDEAS ON THE FITNESS CENTER, PICKLEBALL COURTS, + SWIMMING AREAS. SINCE THIS IS ENVISIONED AS A EOCAL POINT, I CAN SEE THE LOGIC OF MOVING THE SUMMIT CLUB + THE TRAILHEAD POOL. NOT YET SOLD ON MOVING THE ASMIN BULLDINGS. THE ONE AMENDITY THAT I FEEL IS NORY IMPORTANT BUT RARELY DISCUSSED IS A SHUTTLE SERVICE FROM TITE COMMUNITY CENTER TO VALL AND BEAVER CREEK I CAN SAY FROM MY RERSONAL EXPERIENCE AT THE LODGE THAT THIS SERVICE WAS VERY POPULAR - CORSILLERA RESIDENTS LOVE OUR SECLUSION BUT IT IS EXTREMELY IMPORTANT PATT WE MAINTAIN OUR CONNECTION TO THESE DESTINATIONS BOTH IN WINTER AND SUMMER. HOW WONSERFUL WOULD IT BE NOT TO WORRY ABOUT SNOW COVERED ROADS, PARKING SPACES, PARKING FEES, J THEN WALKING TO THE SLOPES. IN THE SUMMER, YOU CANNOT FIND A PARKING SPACE FOR FARMER'S MARKET OR WHA OF JULY!

THE SHORT COURSE AT ONE OF THE MEETINGS, I WAS DISMAYED THAT ONE OF THE HOMEOWNERS REFERRED TO THE COURSE AS A LIABILITY. IN FACT, IT IS A GEM! I WOULD GUESS IT IS ONE OF THE TOP 5 SHORT COURSES IN THE COUNTRY. THE PROBLEM IS THAT WE ARE VERY BAD AT MARKETTNG, PACKAGING, AMS ADVERTISING THE COURSE HOPEFULLY, ONE WAY OR ANOTHER, WE WILL GET THE CLUBITOUSE BACK. IF NOT, I WOULD LIKE OFEER THE FOLLOWING INFA. IT IS VERY IMPORTANT FOR TITE FUTURE VIABILITY OF THE COURSE THAT WE HAVE A CLUBHOUSE AND PARKING. WE ALREADY OWN THE LAND FOR THIS ! WE CAN PAVE OVER WHAT IS NOW THE 4th HOLE AND STILL HAVE 9 HOLES TO PLAY. THE BATHROOMS ARE THERE ALREADY. THE HOLES WOULD CHANGE AS FOLLOWS - THE 7th HOLE BECOMES THE IST, & TO 2, 9 TO 3, 10th TO 4, IST TO 5, 2 TO 6, 3 TO 7, 5 TO 8, 6+4 TO 9. WE CAN KOSA THE 4th AS A PRACTICE GREEN. GUESTS CAN

CONTINUE TO USE THE EXISTING PRACTICE FACILITIES

BETTIND THE PUB.

You may think that due to my domestic arraignments that I am biased but it has given me a unique perspective as to the workings of these two boards over the past couple of years. I have heard a lot of talk about how the boards have not listened to the residents. I believe that we are here today because they did.

We elected these boards, our neighbors, to deal with the mundane everyday issues which need to be addressed in a community such as ours. In addition, these boards have had to spend copious amounts of time dealing with the issues of the former Lodge and Spa and short course. This is time you and I have used to enjoy the many activities that Cordillera and this Valley afford.

Even with all this time that the boards put into their volunteer work, they heard the concern in the community about, "Why were our home values not raising as fast as other communities in the Valley." Knowing that this and former boards had tried among other ideas, direct marketing and realtor incentives, they explored what other communities in the Valley were doing. What they found was that three of the "hot markets" had looked to the future and taken proactive positions by improving their activities and/or community centers.

And so, while we were out fishing, they met with wildlife consultants. While we were out playing pickle ball, they met with engineers. While we were out playing golf, they met with architectural consultants. And while we were hiking and biking, these volunteer boards were meeting to determine if this was something that our community might be willing to consider. We have heard how these boards were trying to unilaterally force this community to spend millions of dollars on a "Community Center" without any input from the community. I consider this community to be above average in intelligence, well, for the most part. If we but look at the presentations prepared, we would see that this was the farthest thing from their intentions. There were a number of sites, conveniently located to all, that were considered with two chosen to develop and conceptual plans presented. There were several ideas presented as to what could be included in the proposed concepts. These are not the actions of someone trying to force something down someone's throat but rather preparations for gathering informed input from one's constituents.

We have heard about what many consider the high costs associated with preparing these presentations. Unfortunately, we do not possess on these Boards, nor in our Community, experts on all the issues they faced in adequately preparing information that would allow us to have informed discussions concerning this issue. Experts and consultants in this Valley do not come cheaply. I believe that this is an issue that should not have divided our community but should have brought our community closer together for intelligent discussion. We let rumor and half or false information run rampant without seeking out or waiting for the complete story to unfold. We, as a Community, are smarter and better than this.

Lastly, we have heard several derogatory remarks made about members of these boards; our golfing, biking, bridge and pickle ball partners; our neighbors that have put in countless hours on our behalf while we were out enjoying our environment. Instead, I believe that we should be thanking them for their time spent on our behalf. I believe we should be applauding them for giving of their time and efforts on our behalf to our community.

June 27, 2017

Rachel Oys General Manager Cordillera Metro District Cordillera Property Owners Association 408 Centerville Road Cordillera, CO 81632

Dear Rachel, CMD Board, and the CPOA Board of Directors:

Thank you in advance for your acceptance of our letter dated June 27, 2017 regarding the proposed CMD & CPOA bond issue and community center proposal.

We are all property owners and current members of the Cordillera community. We have all chosen Cordillera as our first or second home because if provides a perfect balance of the natural beauty of the Rockies set against the rustic Colorado landscape. It is in this light that we are so disheartened at the prospect of a proposal that is clearly dividing the community between the CMD, CPOA Management, the CPOA Board of Directors and the property owners and residents.

As you are well aware by now, many of us could not attend the Board meeting Friday June 23, 2017 due to the Member-Member golf tournament at Cordillera. While we understand the meeting was scheduled in December, the tournament schedule for The Club at Cordillera was also set many months ago. Given the overwhelming number of property owners who are also members of the club, a postponement of the meeting would have been appropriate. We as a community deserve to be represented by the CMD, CPOA Management, and the CPOA Board of Directors with a clear understanding that there is a delicate balance between the pipe dreams of a few and the actual desires of the many. We certainly realize that the CMD, CPOA Management & CPOA Board of directors are planning on holding a number of additional open houses over the next week or so, but a booth at the community day or a open house at the Cordillera cafe is not an effective method to discuss the bond issue. The proposed Bond issue and yet to be determined community center will have a major financial impact on our community and we deserve and expect a more thorough discussion of the details and plans.

Several of our friends and neighbors attended the June 23, 2017 meeting and what they learned left them with even more questions and less answers. We have been told that approximately 30 - 40 residents attended the meeting and

most everyone that spoke was against the proposal as it was presented. In addition, we have deep concerns regarding the future of the Equestrian Center, Settlers Park, the Trailhead Clubhouse, and the Athletic Center at Cordillera as various scenarios were briefly discussed but no definitive plans have been presented.

The potential elimination of the Equestrian Center or the re-zoning for future home sites of the Cordillera Trailhead Clubhouse, Settlers Park, or the Athletic Center at Cordillera will significantly and permanently alter many of our properties and we do not believe the community will be best served without them.

The CMD and the CPOA Board of Directors are elected to represent the community and you have a fiduciary duty to be transparent in your deliberations on behalf of the residents. We have yet to find a ground swell of residents that believe that spending several hundred thousand dollars on a consulting study before polling the community is a reasonable use of CPOA resources. Is the CMD Board, CPOA Management, or the CPOA Board of Directors prepared to answer specific questions about the potential financial and economic impact on property owners of borrowing \$20-30 Million dollars for a project we do not even know if the community wants? At the June 23, 2017 meeting, you only were prepared to hear comments but not provide detailed answers to the questions we have. It is clear that an investment in the Community of this size will have major long-term financial and economic implications for the residents of Cordillera. We are very concerned that the proposed bond issue and community center project may saddle the CPOA with an enormous level of debt that will need servicing by the property owners for many years into the future. Will this new unnecessary expenditure require property owners to incur higher annual HOA dues/assessments to cover the debt service? Is this really an expense that the community believes is necessary at this time? The CMD, CPOA Management, and the CPOA Board of Directors should immediately cease any and all future expenses related to the planning of the bond issue or community center until they have a clear indication that the Cordillera property owners want this to move forward.

If the CMD, CPOA Management and the CPOA Board of Directors believe this is such a good idea and the proposal makes sound financial sense, then call another special meeting and invite the whole community to attend at a reasonable time and place. During this meeting, the CMD, CPOA Management and the CPOA Board of Directors should be fully prepared to answer any and all questions we have regarding the cost and economics of the proposal, the appropriateness of the expenditure of hundreds of thousands of dollars on a consulting study, and why they think leveraging up the community is a good idea. It is in everyone's best interest that you immediately schedule this meeting to adequately educate the community in a more thorough and transparent manner. We believe time is of the essence and would welcome the opportunity to hear back from you as soon as possible. If there is as you say a ground swell of support for the community center, transparency and open dialog will provide the necessary proof that the residents want this. On the other hand, if we are correct and the community does not in fact support spending millions of dollars on an unnecessary community center, we will save the Cordillera Community millions of dollars over the next 20-30 years.

We respectfully await an opportunity to speak with the CMD, CPOA Management, and the CPOA Board of Directors in an open and transparent way.

Sincerely,

Steven A. Wellins 511 & 433 Settlers Loop Cordillera, CO 81632 (970) 855-0497 swellins@me.com

CORDILLERA PROPERTY OWNERS ASSOCIATION SPECIAL BOARD MEETING MINUTES MONDAY, AUGUST 14, 2017 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 Monday, August 14, 2017, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present:	Ed Shriner, President
	Lois Bruce, Secretary
Via Telephone:	Rick Smith, Assistant Secretary & Assistant Treasurer (joined 10:37 a.m.) Larry Brooks, Vice President
	Larry Brooks, vice rresident
Absent:	Nanette Kuich

ALSO PRESENT

Others Present: Rachel Oys, general manager; and Alan Pogue, legal counsel (via telephone).

CALL TO ORDER

Director Shriner called to order the Special Meeting of the Cordillera Property Owners Association at 10:04 a.m.

APPROVAL OF AGENDA

August 14, 2017 Special Meeting Agenda

Director Bruce moved to approve the August 14, 2017 Special Meeting Agenda. Seconded by Director Brooks.

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

Approved the August 14, 2017 Special Meeting Agenda.

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

10:06 a.m. Director Bruce and Director Brooks moved to enter into Executive Session. Pursuant to 38-33.3-308(4)(b) C.R.S. (CPOA) for the purpose of receiving legal advice regarding the CPOA Bylaws. 11:44 a.m. Director Brooks and Director Bruce move to conclude Executive Session Present: Rachel Oys and Alan Pogue (via telephone).

No action was taken in executive session.

ADJOURNMENT

Director Bruce moved to adjourn the Special Meeting of the Cordillera Property Owners Association. Seconded by Director Brooks.

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

Adjourn the Special Meeting of the Cordillera Property Owners Association at 11:46 a.m. on Monday, August 14, 2017.

Respectfully submitted,

Tracy Stowell Executive Coordinator

Briefing: Traffic Calming- Round about Pilot

As discussed at the August 3 special board meeting, Trevor Broersma Operations Director worked with Jamie Pappas, Borne Consulting, and Kari McDowell, McDowell Engineering, to develop a plan to make the temporary traffic circle easy to use during the winter months while designing a permanent solution for spring 2018. It was thought that CMD could fit a 90-foot permanent traffic circle in the intersection of Club Cottage Drive and Fenno Drive. Upon further research, major storm sewer lines and other utilities were found that will impact the construction of such a traffic circle. The cost estimates were originally near \$100,000, but now will be near \$200,000. With this cost increase, staff sought legal counsel about the possibility of making the intersection into a three-way-stop, which would cost less than \$500. Legal counsel supports this idea, so staff recommends proceeding with a three-way-stop rather than spending \$200,000 for a traffic circle.

Briefing: Hardscrabble Open Space and Territories Trail

Title work for the County's open space parcel and BLM was received and reviewed by legal counsel. Title work for the BLM property includes, in part, an easement in favor of the United States, and two right of way licenses to utility companies. In addition, a BLM map appears to show a portion of the roadway, #8416 or Territory Trail. These documents do not suggest that the roadway is a public roadway available for general use, but do initially suggest a roadway of sometime has been in place since at least 1922.

Title work for the County open space property is more extensive and includes various easements; however, these are grants to utility companies for purposes of installing and maintaining service lines (electrical, telecommunications, gas and similar). The title work for the County open space lacks evidence of a dedicated or other roadway leading to and from Cordillera.

Staff talked with the Summit owners group and has met separately with County and BLM staff. Legal counsel will update the Board on likely next steps, including additional research into the BLM property and 1922 road, and a face to face meeting with BLM representatives and County staff.

Briefing: Community Survey

Proposal to Conduct Cordillera's 2017 Community Survey

> SEPTEMBER 13, 2017 ANDREJ A. BIRJULIN, PH.D., PRESIDENT CONFLUENCE RESEARCH AND TRAINING, LLC

Scope of Work

Cordillera conducted a survey of residents in 2013 to gauge interest, engagement, and opinions of a wide variety of amenities, services and activities that are offered. Approximately 140 of the 850 residents completed the community survey in 2013.

Cordillera would like to continue to assess the community's attitudes and preferences toward various existing amenities and services as well as those that are being considered for the future. Specific attention would be given to cost and funding issues related to existing and proposed amenities and services. Increasing the response rate to this survey is also a major aim to maximize the extent to which the survey respondents represent the community as a whole.

Specific areas of work for conducting the 2017 community survey include refining the survey's purpose and scope, updating the survey protocol, developing and implementing the data collection methodology, data management and cleaning, assessing results, and reporting and dissemination.

Each area of work is articulated in greater detail below, followed by budget and timeline details. *1. Refining Survey Scope and Purpose and Updating Survey Protocol*

- Meet with the Survey Committee to refine scope and purpose of the survey. Cordillera has already provided a set of priority domains to include in the survey and some additions are anticipated, such as global satisfaction with quality of life in the community and an importance/performance assessment of existing amenities and services.
- Use the provided set of questions and prior survey effort to develop a survey protocol that incorporates committee recommendations, performance of items from the previous administration, and to reflect best practices used in community feedback efforts. The draft set questions that have been provided would be converted to formats that meet high measurement standards to enable a wide variety analytic of frameworks and better understand differences between sub-groups of the resident population (e.g., primary versus secondary homeowners).
- Pilot test the survey protocol and use the results to make final adjustments.
- 2. Developing and Implementing Data Collection Methodology
 - Work with the Survey Committee to develop data collection strategies that increase both the overall number of respondents completing the survey as well as the representativeness of the final sample.
 - Includes electronic survey portal (Survey Monkey) and making hardcopies of the survey available. Invitation postcards will likely be utilized and other methods to invite community members to complete the survey will be explored (e.g., at community forums).
 - The electronic survey portal would be open a minimum five weeks, with a reminder postcard recommended at about <u>2 weeks</u> after the initial card is sent. This may be adjusted as needed based on weekly monitoring.
- 3. Data Management and Cleaning and Assessing Results
 - Data entry for any paper copies that are received.
 - Clean and process the raw data so that it can exported into the Statistical Package for the Social Sciences (SPSS).
 - Comprehensive descriptive statistics to be generated and examined for all individual survey items. Additional composite scores will be created as needed. Items will be cross

tabulated across key subpopulations/demographics present in the data (e.g., type of residents, socio-economic profile, length of residency in the community, etc.) as appropriate. Inferential statistics (i.e., t-tests, analysis of variance and regression) will be used as needed and as appropriate to examine differences between subpopulations/demographic characteristics.

- Open-ended comments will be examined and a limited theme analysis will be conducted, if supported by the data.
- 4. Reporting and Dissemination
 - Findings will be integrated into a PowerPoint presentation and also a summary of findings in MS Word. Dissemination will include in person presentation to Committee Members, the Cordillera Boards, and other constituent groups that are identified.
 - An interim presentation to the Boards would be given based on preliminary results as needed.
 - Color graphics, charts and other visually compelling displays will be incorporated to the greatest extent possible.
 - Artifacts of statistical analyses that are conducted to support key findings will be included as Appendices to the main reporting products.

Project Deliverables

The following deliverables will be provided to Cordillera during the course of this project.

1. Data Files and Output Tables

The databases with the three administrations of the Community Survey line-<u>by-line</u> data will be provided in both SPSS and Excel. This will be important for use in and subsequent administration as well as for any additional analyses Cordillera may wish to have done that are beyond this current scope of work. Additionally, a PDF and/or Excel versions of all output tables and charts generated by SPSS during the course of the analytic work will be provided for future reference.

2. PowerPoint Presentation and a Summary of Findings

The final report will also be provided electronically in Microsoft Word/PowerPoint as well as Adobe PDF format. PDF files ensure that the intended formatting will be preserved regardless of the individual printer that is used.

Budget and Timeframe

As reflected in the below budget, \$7,600 has been requested at the rate of \$100.00 per hour to conduct the work described in this proposal. The timeline is based on the assumption that the survey will be closed to data collection by November 21, 2017. In the event the data collection phase of the survey is extended to increase response rate, the remaining activities will need to be pushed back similarly.

Timeline and Budget of Proposed Project

Project Area	Timeline	Cost
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Refining Survey Scope and	October 2, 2017 –	\$1,400
Developing Survey Protocol	October 10, 2017	(14 hours)
Developing and Implementing Data Collection Methodology (Survey Portal Open October 18 – November 21)	October 11, 2017 – November 21, 2017	\$1,200 (12 hours)
Data Management and Cleaning and	November 22, 2017 –	\$2,200
Assessing Results	December 10, 2017	(22 hours)
Reporting and Dissemination	December 11, 2017 – December 29, 2017	\$2,800 (28 hours)

Andrej A. Birjulin, Ph.D. President and Sole Proprietor Confluence Research and Training, LLC

EDUCATION

Ph.D.	Colorado State University, <u>Fort Collins, Colorado</u> Experimental and Applied Social Psychology
M.S.	Colorado State University, Fort Collins, Colorado Experimental and Applied Social Psychology
B.S.	Colorado State University, Fort Collins, Colorado Psychology

AREAS OF EXPERTISE

- Economic Development
- Community Engagement
- Collaborative Leadership
- Education & Youth Development
- Data-Based Decision Making
- Business Supports
- Program Evaluation
- Focus Groups and Interviews
- Research Methods & Statistics
- Technological Applications

CURRENT DUTIES AND RESPONSIBILITIES

- Conduct research and evaluation for Vail Valley Partnership's and support key aspects of the Eagle County's long-term economic development plan, a collaborative project between local businesses, municipalities and county government.
- Convene and lead a wide variety of internal and external stakeholder groups for program and product design and improvement as well as to empower participants to assume responsibilities and delegate tasks.
- Collaborate to develop/improve programs and initiatives that foster positive youth development, support businesses and improve economic conditions.
- Administer a variety of quantitative and qualitative protocols, assess results, and disseminate findings to various stakeholders and to the public, including local businesses, county commissioners, school boards, and boards of directors of <u>non-</u>governmental organizations.
- Develop and lead data-based decision making processes and procedures.
- Develop systems for accountability and progress monitoring
- Create valid and reliable research designs and data collection protocols.

PROFESSIONAL HISTORY

- 2011-Present Independent Consultant and President, Confluence Research and Training, LLC, <u>Eagle, CO.</u> Clients: Vail Valley Partnership, Eagle County Government, Town of Vail, Eagle County Schools, Eagle Vail Metro District, InteGreat!, Cordillera Metro District, Eagle Terrace Homeowner's Association, Our Community Foundation, SOS Outreach, Eagle River Youth Coalition, Big City Mountaineers, Youth Foundation, Mesa 51 School District, and the Colorado <u>Department of Education</u>.
- 2008-2011 Director of Research and Evaluation, Eagle County Schools, Eagle, CO.
- 2005-2008 Principal Consultant, Colorado Department of Education, Denver, CO.
- 2001-2005 Senior Research Associate, OMNI Research & Training, Inc., Denver, CO.
- 2000-2001 Research Associate, RMC Research Corporation, Denver, CO.
- 1997-2000 Manager of Evaluation and Research, Brookfield Zoo, Brookfield, IL.
- 1998-1999 Visiting Lecturer, Dept. of Psychology, North Central College, <u>Naperville, IL.</u>
- 1988-1997 Evaluation Consultant (Colorado) and Graduate Instructor. Clients: Colorado State University, Denver Museum of Nature and Science; National Center for Atmospheric Research, Boulder; Denver Art Museum; and USDA Park Service, Estes Park.

Special Projects and Updates

CPOA Election

The CPOA Board of Directors election was held August 18 during the Annual CPOA meeting. Five candidates ran for two director positions for three-year terms; Nanette Kuich and Lois Bruce finished their first term. The membership elected Michael Grier and Jerri More whose terms will expire August 2020. The CPOA Board of Directors will seat officers at the September 22 meeting. Ed Shriner announced his resignation as a CPOA board of director effective at 5:00 p.m. September 21, 2017.

CMD Bond Refinancing

The rates on the loans were 1.91 percent for the Series 2017A and 2.18 percent for the Series 2017B. The final maturity on the loans is not being extend past the current term of the bonds being refunded so the 2017A loan will mature December 1, 2019 and the 2017B loan will mature December 1, 2022. The net present value savings for the 2017A loan is 2.19 percent and 6.48 percent for the 2017B loan. The closing occurred September 12, 2017.

New Homeowner Program

To date, 29 new homeowner packets, with a welcome letter and gift, were sent to new property owners.

The new homeowner reception held June 27, immediately preceding the Community Wine Tasting at the Trailhead, welcomed approximately 25 new property owners. The reception was an opportunity for new homeowners to meet the boards, management team and learn about community programs before enjoying an evening with their neighbors at the wine tasting. Rachel Oys, general manager, has called each new homeowner for which we have contact information.

Shared Driveways and Access Roads

Staff and legal counsel are working to identify all impacted lot/homeowners and will be in contact with each impacted owner to explain the situation and seek execution of the necessary documentation.

Short Course Ponds and Water Feature

Staff spent the past few months looking for the 25,000-gallon water leak. The team identified two or three leaks including the:

- lower irrigation pond which has a 12,000-gallon leak and
- the spillway connecting the top pond to the second pond. This leak is losing 72,000 gallons in three hours (this leak may or may not include the 12,000 gallon leak previously identified).

At this time, no additional testing and/or running of the water feature can occur because the new leak has the high potential to flood a neighboring home. Staff will meet with Alliance Golf from Nevada in coming weeks for an on-site assessment and quote. Alliance Golf installed the new liner at the Summit golf course irrigation lake in 2015. Staff hopes to have information

available for the September 22 board meeting regarding the costs to install new liners in the short course water feature and irrigation pond.

Meanwhile, the operations team began draining the upper pond so it can dry out before silt and cat tails are removed September 19. Property owners wish to preserve the few lily pads in the pond; the operations team will do their best to leave them intact, but some or all may be sacrificed to accomplish the goal of deepening the pond and removing unwanted vegetation.

Lodge and Spa Update

On Friday, September 15, 2017, the Eagle County District Court entered an Order confirming the BOCC's interpretation of proposed uses at the Lodge. Legal counsel will provide additional analysis following a complete review of the Court order. CMD and CPOA have 49 days from the date of the District Court Order to file a notice of appeal with the Colorado Court of Appeals.

CPOA 2017 Capital Projects Postponed to 2018

- The 2017 Trailhead roof project is now scheduled for early May 2018 due to a lack of available contractors and scheduling. Roofing quotes have increased across the board and more rock work is needed on the chimney. The new proposed cost will be \$100,000 (included in CPOA 2018 capital improvement budget).
- The 2017 Trailhead pool project is on hold due to board direction and increasing project scope. A quote for \$17,000 was given to Cordillera by OLC designs out of Denver to provide Cordillera with multiple schemes, planned views, 3D renderings and cost opinions (included in CPOA 2018 capital improvement budget). Board discussion to occur during 2018 budget planning.

Finance Director/CFO Systems

The finance director position was posted June 1 - June 30, 2017; resume review and interviews started June 7, 2017. The position was posted on www.CordilleraLiving.com, Vail Daily/Indeed, Vail Valley Partnership, ICMA, GFAO and sent to network emails. Nineteen candidates were interviewed and no candidate was hired.

CFO Systems was retained to provide comprehensive finance/accounting services; they will be on-site for 32 hours a week through the end of the year. A scope of service will be developed for 2018.

- Complete and troubleshoot complex reconciliations
- Improve and strengthen internal control systems
- Analyze financing and capital projects
- Secure financing (G.O. bonds, revenue bonds, refunding bonds, etc.)
- Structure Intergovernmental Agreements (IGAs)
- Streamline reporting, planning, forecasting, budgeting
- Improve project management
- Help with software/financial system implementation
- Help with business process re-engineering
- Meet disclosure/reporting requirements; including first-year CAFR implementation
- Provide compliance and annual audit assistance

Andrew Larson, CPA

Andrew Larson has over a decade of accounting, audit and finance experience working with clients in the manufacturing, banking, government, nonprofit, real estate/development, health care and hospitality/tourism industries. He combines experience with subject matter knowledge in a variety of disciplines to aid clients in achieving their financial and non-financial objectives. Andrew's informative and collaborative approach ensures that his clients fully understand both "how" and "why" potential changes may be needed and how to maintain them on an ongoing basis. Andrew draws on his background with Fortune 500 companies to implement best practices with his clients. His ground-level involvement with initial SOX Implementations (internal control systems) provides him with a unique basis to advise his clients on systems, processes, procedures, workflow, controls, optimization and reporting. Andrew's transactional experience on-boarding new mergers, acquisitions and business combinations coupled with his understanding of SEC reporting and disclosure requirements, positions Andrew to provide valuable advice to organizations both large and small. He has also worked closely with dozens of local governments (municipalities, counties, special districts and school districts) to strengthen controls between departments, streamline GASB 34 financial reporting/disclosures and implement new CAFRs, coordinate Single Audits (OMB Circular A-133) and analyze financing options (G.O., Refunding, & Revenue Bonds). As a small business owner, Andrew is keenly aware of the challenges small businesses face. His exposure while working with small businesses in virtually all capacities of financial leadership make him a valuable ongoing resource to any organization. He has worked with a number of startups, turnarounds and re-structuring/reorganization projects in an advisory role to assist with cash flow management, P&L analysis, due diligence, budget/forecast modeling and product line analysis.

CFO Systems, LLC Director

McMahan & Associates (*CPA firm*) Audit Manager & Consultant KPMG, LLP Senior Auditor Mutual of Omaha Medicare Auditor AKL Consulting (*Small Business Consulting firm*) Owner & Consultant

Stephanie Juneau

Stephanie Juneau has over 20 years of extensive financial analysis, reporting, budgeting, strategic planning, accounting, risk management, and process improvement experience in a variety of industries. Her designation as a Certified Administrator of School Finance and Operations (SFO), one of 13 in Colorado and 264 in the nation, demonstrates her skills and knowledge in all aspects of school business management. Stephanie is experienced in analyzing large amounts of information and providing succinct solutions to her clients. She works in a collaborative effort to understand her clients' needs in developing recommendations for process improvements and strategic planning. Stephanie coordinated the passage of a \$55 million bond for a capital expansion project at a K-12 school district, and managed the expenditure of these public funds over a 20-month time period. She was instrumental in the passage of a \$2.5 million mill levy override at a K-12 school district for the purpose of supporting its ongoing operations. She has provided financial advice to CEOs and owners of mid-sized companies in a variety of industries, including but not limited to construction, manufacturing, food service, retail,

transportation and a variety of nonprofits that helped each achieve organizational goals and improve the bottom line.

CFO Systems LLC, Director Gunnison Watershed School District, Business Manager Wells Fargo Bank, Business Relationship Manager The Club at Crested Butte, Membership Director Crested Butte Mountain Resort, Accountant Harris Bank, Financial Analyst

Post Office Changes

Staff are trying to work with the post office in Edwards and USPS Denver office on operational changes per USPS regulations and the Amazon Prime information. We are awaiting confirmation from USPS and Amazon. The identified postal operation changes to date are included below. An email and letter will be sent to each property owner once additional details from USPS and Amazon are received.

The Cordillera post office is a contracted, centralized location for mail on a Rural Route offering Cordillera property owners a range of postal services. Although the building is owned by Cordillera, the United States Postal Service owns the boxes, thus USPS rules and regulations govern the boxes, their use and all postal operations.

Due to a higher mail volume, there is an increased focus on compliance from the postal carriers and postmaster which will force changes in operations as of <u>TBD.</u>

Mail Hold/Forwarding

When property owners are unable to pick up their mail for an extended period, notice must be given in the form of a "hold" or "forward mail." Alternatively, arrangements must be made for someone with a signed authorization to pick up accumulating mail. Authorization slips can be completed at the Cordillera post office.

Hold Mail

- Ideal for property owners out of town from three to 30 days.
- For hold times greater than 30 days, property owners must sign up for Forward Mail Service.
- To enroll in the Hold Mail Service online, visit <u>https://holdmail.usps.com/holdmail/</u>.
- Mail will be returned after 30 days if a forward request is not completed by the property owner.

Forward Mail Service

- Available for 15 days up to one year, which can be extended by six months.
- Mail is sent to a different address.
- Find information and online enrollment for Regular Forward Mail at <u>www.usps.com/manage/forward.htm</u> or stop by the post office to complete the paperwork. Please allow seven to 10 business days to process at the post office.

Premium Forwarding Service

- For an enrollment fee and reoccurring weekly fee, the post office will hold mail, package it and ship it via Priority Mail service each week.
 - \$19.35 enrollment fee at the post office or \$17.75 online.
 - \$19.35 per week of service.
- Available for two weeks up to one year.
- Priority Mail Express items are immediately rerouted.
- Parcels will be forwarded, but additional postage may be due.
- Parcels will be shipped each Wednesday.
- Find information and an enrollment form for the Premium Forwarding Service at <u>www.usps.com/manage/forward</u> or stop by the post office to complete the paperwork. Please allow seven to 10 business days to process at the post office.

Per postal policy, mail that is not picked up after 30 days will be returned to sender unless a hold or forward is on file.

Property owners who are rarely in-residence but want to maintain a box at the Cordillera post office, must fill out a forward directing mail to go to their primary address. Mailboxes without "holds" or "forwards" and have had mail returned to sender will be closed.

Parcels

Per postal policy, parcels will be returned after 15 days. If a property owner is unable to claim a parcel within the 15 days, arrangements must be made for the parcels to be picked up at the Cordillera post office by an authorized agent.

The property owner must complete the authorization form at the Cordillera post office, listing the agent(s) that are authorized to act in their behalf. The authorized agent will be required to produce a photo ID when requesting the parcel.

Parcels are available for pick up during normal business hours Monday through Friday, 8:30 a.m. to 4:30 p.m. Parcels cannot be claimed on Saturdays except for those placed in boxes or lockers.

As a reminder, perishable parcels must be picked up promptly. They will not be placed in a locker or property owner's box.

Amazon Prime Delivered to the Post Office

Amazon Prime packages are not being delivered to individual addresses, rather, all boxes are being delivered to the Cordillera post office.

Due to this change, it is imperative that property owners pick up their packages promptly. Contact Amazon if you are missing a package at 888-280-4331.

Addresses

The Cordillera post office was registered with boxes pre-assigned according to Cordillera addresses listed on file with the county. Over the years, boxes were reassigned without USPS authorization. After October 15, the postmaster will provide notification and close those boxes that were reassigned.

Retrieving Mail

Per postal regulations the following regulations will now be enforced:

- Property owners must use a key to retrieve their mail. If a key is lost, a new key shall be made.
- The clerk, on rare occasions, may retrieve mail for the property owner. In this situation, the property owner must furnish a photo ID. This ID must match the name on the property owner's mailbox.
- The route carrier delivers mail and packages to the boxes.
- Mail boxes will not be assigned to anyone other than a Cordillera property owner and/or their renter. Renters need to provide a copy of the lease.
- Only postal employees are allowed behind the doors. Cordillera property owners will not be allowed behind the counter to look for their mail or pick up parcels.

Express Mail

Express mail must be at the post office by 11 a.m. if sending from the Cordillera post office.

Air Alliance

September 12, 2017

Rachel Oys, JD, MPP, ICMA-CM General manager Cordillera Metropolitan District Cordillera Property Owners Association

Dear Rachel and Cordillera board members,

On behalf of the EGE Air Alliance Board of Directors, I want to thank you and the Cordillera community. We truly appreciate your interest in learning more about the efforts of the EGE Air Alliance our efforts to increase air service.

In 2017, the EGE Air Alliance continued to support the United summer Houston flight, extend Dallas service through the fall, and add new winter service from Washington, DC and Phoenix. New flight service for 2017-18 includes service from Salt Lake City (Delta) and San Francisco (United) in addition to continued service from Washington, DC and Phoenix, as well as expanded Chicago service. Financial support from public and private partners helps with our critical strategic goal of adding new incremental flight service from key destination markets to the Eagle County Regional Airport.

Heading into 2018, the Alliance hopes to raise in excess of \$550,000 from its growing coalition of private and public sector supporters. The Alliance's funds will be used to attract new flight service, to provide continued support for developing markets, and to establish long-term funding.



Winter 2017-18 Increased Flights

City	Frequency	Total Seats	Est Load Factor %	Estimated Passengers	Total Operations	Total Cost	Cost/Pax	EGE Economic Impact*
Chicago	+ 2x/week –AA + daily peak-UA	11,090	65%	7,208	90			\$11,382,585
Salt Lake City	1 daily (Dec/Jan holidays only)	1,173	65%	762	17			\$1,204,045
San Francisco	2x/week	1,748	65%	1,136	23			\$1,793,925

EGE Air Alliance Economic Impact

City	Frequency	Total Seats	Est Load Factor %	Estimated Passengers	Total Operations	Total Cost	Cost/Pax	EGE Economic Impact*
Houston summer	2x/week	2,242	65%	1,458	19	\$175,000	\$120	\$1,667,762
Toronto	1x/week peak season	1,200	65%	780	10	\$35,000	\$56	\$1,231,745
Washington DC	1 Sat	1,770	70%	1,246	15	\$452,000	\$435	\$1,967,634
Phoenix	5x/week	6,790	70%	4,415	97	\$125,000	\$28	\$6,971,991
Dallas fall	daily	5,376	60%	3,226	42	\$115,000	\$36	\$3,690,125

*Economic impacts based on economic impact study data from winter 14-15 and summer 2015 at Eagle County Regional Airport.

Funding will support the Washington, Phoenix, Toronto, Dallas and Houston markets, which are estimated to bring in **9,327** new passengers through the Eagle County Regional Airport. Based on the RRC Associates intercept study, EGE winter users spend an average of \$2,134 per guest and summer guests spend an average of \$1,257, resulting in an estimated economic impact to Eagle County's economy as a direct result of the MRG markets **\$12,689,928**.

		Comp Set Market Flight Review						
	Aspen/Snowmass	Telluride/Montrose*	Sun Valley	Jackson Hole	Steamboat	Eagle/Vail		
Atlanta	x	x		x	x	x		
Austin					x			
Chicago	x	x	x	x	x	x		
Dallas	x	x		x	x	x		
Denver	x	x	x	x	x	x		
Houston	x	x		x	x	x		
Kansas City					x			
Los Angeles	x	x	x	x	x	x		
Miami						x		
Minneapolis	x			x	x			
Newark		x		x	x	x		
New York		x		x		x		
Phoenix		x				x		
Portland			x					
Salt Lake	x		x	x		x		
San Diego					x			
San Francisco	x	x	x	x	x	x		
Seattle			x	x	x			
Toronto						x		
Washington, DC					x	x		
		*2016-17 schedule						

Our public partner funding for 2017 were:

- Eagle County \$120,000
- Town of Vail \$75,000
- Beaver Creek Resort Company \$75,000
- Town of Gypsum \$75,000
- Town of Avon \$20,000
- Town of Eagle \$5,000

We expect similar funding levels in 2018 from these public partners.

Long-Term Funding:

Alliance partners have expressed the need for a long-term funding source for new flight opportunities to and from the Eagle County Regional Airport. Our competitors in other resort markets are already a step ahead of us in implementing various long-term funding streams.

The EGE Air Alliance has made this strategic objective a priority, hosting numerous public

meetings, stakeholder presentations and phone surveys. While our public education campaign did have an impact on awareness and support of public funding for minimum revenue guarantees, support is not at a level to justify a ballot initiative at this time. We continue to pursue public education efforts on the economic impacts of the Eagle County Regional Airport and to pursue the possibility of creating a special district or other dedicated funding source by working closely with Eagle County and the EGE Board of Directors.

The Alliance thanks you for your interest in our program, and we hope that we can again count on you for continued support of our efforts in 2018.

We welcome your comments and questions, as well as the opportunity to meet with the Town Council to review EGE Air Alliance's efforts and results to date in greater detail. Additional details can be found at <u>EGEAirAlliance.com</u> and flight schedules can be found at <u>FlyVail.com</u>. Thank you for your consideration and your continued support.

Mike Brumbaugh, Board President EGE Air Alliance

Budget:

EAGLE AIR ALLIANCE					WORKIN	3 DRAFT			
STATEMENT OF REVENUES, EXPENDITU							•		
BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED Printed: 4/28/2017									
	Call Yr	2017	Variance	Cal Yr	Ended	Ended	Variance	2018	
	2016	Revised	Favor	2017	04/26/17	04/26/17	Favor	Prelim	
	Actual	Budget	(Unfavori)	Forecast	Actual	Budget	(Unfavor)	Budget	
Revenues		Conger	(onitarion)	T OT COMPANY		Dudget	(onition of)	Dudget	
Private Sector Fund Raising	161,150	152,950	5.250	158,200	115.800	116.242	(442)	152,950	
Public Sector Fund Raising	400.000	400,000	0	400,000	400.000	400.000	0	400.000	
Research Contribution	0		0	0	0	0	0	0	
2014 Air Service Contributions	_		0	0	_		-	0	
Interest Income	634	500	0	500	331	167	164	500	
Total Revenues	581,784	663,460	5,260	668,700	616,131	618,409	(278)	663,460	
Expenditures				-					
Administration									
Admin Expenses - WP	32,500	32,500	0	32,500	0	0	0	32,500	
Admin Expenses - Magelian/Summit Info	11,000	12,000	0	12,000	4,000	4,000	0	27,000	
Accounting	0	6,000	0	6.000	0	0	0	6.000	
Business Expenses	1.624	20,000	0	20,000	0	5,000	5,000	20,000	
Legal Fees	1,406	5,000	(8,500)	13,500	10,576	2,500	(8,076)	5,000	
Administrator	0	-,	0	0	0	0	0	0	
Total Administration	48,631	75,600	(8,600)	84,000	14,578	11,500	(3,078)	90,600	
Marketing and Research									
Public Awareness Campaign	5,450	20,000	0	20,000	0	4,000	4,000	20,000	
EGE Comminunity Awareness Survey	0	. 0	0	. 0	0	0	. 0	15,000	
Summer Intercept Survey	0	0	0	0	0	0	0	0	
Winter Intercept Survey	0	24,000	0	24,000	0	0	0	0	
Total Marketing and Research	6,460	44,000	0	44,000	0	4,000	4,000	35,000	
Flight Guarantees									
Flight Guarantee Toronto	27,605	30,000	0	30,000	0	0	0	30,000	
Flight Guarantee Houston	150,237	239,119	(25, 881)	265,000	0	0	0	265,000	
Flight Guarantee Dallas		115,000	115,000	0		0	0		
Flight Guarantee Charlotte		0	0	0		0	0		
Flight Guarantee Phoenix		125,000	0	125,000		0	0	125,000	
Flight Guarantee Washington DC		452,306	0	452,306		0	0	452,306	
Flight Guarantee Other		0	0	0					
Total Flight Guarantees	177,842	961,425	89,119	872,306	0	0	0	872,308	
Contingency						0	0		
Total Expenditures	229,822	1,080,925	80,619	1,000,306	14,578	16,600	824	997,806	
Revenues over (under) Expenditures	331,962	(627,475)	85,869	(441,806)	601,664	600,909	648	(444,358	
	-		:	-		-			
Beginning Net Assets	407,545	739,507	0	739,507	739,507	739,507	0	297,901	
ENDING NET ASSETS	738,607	212,032	85,889	297,901	1,241,082	1,240,418	648	(148,455	

STATEMENT OF ASSETS, LIABILITIES AND NET ASSETS (CASH BASIS) April 25, 2017

ASSETS Current Accets:	2018	04/26/17	LIAB & NET ASSETS Liabilities:	2016	04/25/17
Cash - Checking Cash - Money Market	342,840 2,508	214,024 110,177	Accounts Payable	0	0
Flight Guarantees Fund Total Cash in Bank	394,159 738,607	916,861 1,241,082	Total Liabilities	0	0
Accounts Receivable (Deps In Transit)	0	0	Net Assets Restricted - Flight Guara	394,159	916.861
			Unrestricted Total Net Assets	345,348 739,607	324,201 1,241,062
TOTAL ASSETS	738,607	1,241,082	Total Liabilities & Net A	739,607	1,241,062

.

No assurance is provided on these financial statements; substantially all disclosures ordinarily included in cash basis financial statements have been omtaid.

Finance

Audit

CMD and CPOA 2016 Audits are posted on the website at CordilleraLiving.com.

Delinquent Accounts

Seventy-seven CPOA members will be receiving a delinquent notice for unpaid member dues totaling \$532,540. The group of property owners who owe more than one year of dues is 28 and of those 49 owners only owe the current year. Any owners who are more than 45 days delinquent will get the notice. The terms for payment are as follows per the districts policies:

• Failure to cure the delinquency or to enter into a payment plan by no later than 30 days of the date of this letter will result in the suspension of additional Owner's rights pursuant to the Declaration and the Suspension of Rights Policy. Action is required to cure the delinquency and failure to do so within 30 days may result in your delinquent account being turned over to a collection agency, a lawsuit being filed against you, the filing and foreclosure of a lien against your property, or other remedies available under Colorado law.

The delinquent owner has been assessed a 10 percent late fee and a penalty of 8 percent per annum. The delinquent owner can request a payment plan if they respond within 30 days. Owners will receive a certified mailing to their preferred address and to their Cordillera address.

Human Resources

Anniversaries

July

- 1 yr. Wolfgang Opel, Facilities
- 1 yr. Micah Woody, Community Operations
- 3 yrs. Charlene Koegel, Recreation
- 4 yrs. Lorenzo Martinez, Public Safety
- 5 yrs. Cindy Souply, Public Safety

August

• 1 yr. Kimberly Wynn, Equestrian Center

September

- 1 yr. Manny Rodriguez, Facilities
- 4 yrs. Aubrey Lewis, Recreation
- 4 yrs. Jon Reid, Fleet
- 6 yrs. Brian Somers, Public Safety

New Hires

There were no new hires for July, August or September.

Open Positions

Full-time

• Public Safety Officer

Part-time

• Barn Hand

Committees

Recognition: The various public safety shifts make it difficult for employees to attend company functions. Therefore, the Recognition and Engagement Committee had a luncheon for Public Safety staff June 21. It was a great turn out and the team was appreciative.

The committee met July 13 to plan the annual employee summer barbecue. The event was held Saturday, August 5, at the Oyler Residence.

The committee also met August 10 to begin planning events for the remainder of the year along with brainstorming and budgeting for 2018.

Congratulations to the following employees who received bird bucks and have redeemed a gift card in the last three months.

- John Gulick, Public Safety
- Manny Rodriguez, Facilities
- Chris Sturt, Equestrian Center
- Bob Norris, Public Safety
- Mira Jolliff, Equestrian Center
- Berniece Gutierrez, Human Resources
- Kat Sepulveda, Public Safety
- Maria Soto, Community Operations
- Fred Scheim, Fleet
- Nick Boye, Community Operations
- Wolfgang Opel, Facilities
- Christian Apps, Recreation
- Aubrey Lewis, Recreation
- Katherine Fehring, Recreation
- Jennifer McDermott, Recreation
- John Gulick, Public Safety
- Aida Soto, Community Operations
- Alicia Widmark, Public Safety

Safety: The Safety Committee met June 21. To attract participants, the meeting date was changed to the third Wednesday of every month from 10:30 to 11:30 a.m. at the administration building.

The committee also met July 19; John Gulick was elected to be chair and Teri Herwig to take minutes.

CMD received \$3,630.65 through the safety grant reimbursement program for re-keying all the buildings.

CPR/First Aid classes are scheduled for Thursday, October 19 from 9 a.m. to 3 p.m. and Tuesday, October 31 from 9 a.m. to 3 p.m.

Safety/Facilities Suggestion Box Program Winners

- John Gulick, Public Safety City Market
 - Suggested turning of the heat tape in May to prevent fires with shake roofs and reduce wasted energy.
- Cindy Souply, Public Safety City Market
 - Suggested wide-brimmed hats and lightweight shirts for sun protection and staying cool in the heat.

Training and Career Development

Congratulations to John Gulick and Aubrey Lewis for completing the Vail Centre Community Leadership Academy. Stacey Worley is currently attending the Academy.

Tracy has scheduled a Microsoft email training for employees, Tuesday, September 19 from 10 to 11 m. or Thursday, September 28 from 2 to 3 p.m. This is an opportunity to learn the basics of the email system.

Employees can learn to:

- reset their password,
- check their email from different computers,
- attach a document to an email, and
- save a document sent to in an email.

Workers' Compensation

There is one open claim in community operations.

Monthly Staff Meetings

Meetings were scheduled for August 29 from 9 to 10:30 a.m. or August 31 from 2 to 3:30 p.m. to accommodate all work schedules.

- The following topics were reviewed:
 - o Open positions Public Safety Officer, Mechanic II, Barn Hand, Finance Director
 - Bird Buck program it continues to be popular. Over 20 bird bucks were distributed in the last three months;15 were redeemed.
 - Benefit planning is underway; more details to come. Staff was asked for feedback on using ADP online exclusively for open enrollment.
 - Budget think tanks deadline was September 1. All ideas were welcome anytime.
 - New board members and Ed Shriners' resignation were announced.
- The University of Colorado's (CU) Regina Fink, RN and Diane Pacheco, patient navigator held an Advance Care Planning Education Session for all staff. CU received a grant from the Colorado Health Foundation to improve advance care planning in rural communities in Colorado. The organizations promote the importance for all people (whether healthy or ill) to think about, document and discuss health care wishes with their family members and health care providers, prior to becoming sick.

Benefits

The 2018 benefit planning is underway with Hays. Renewal from Cigna will not be provided until October 1, 2017. Open enrollment is scheduled for Thursday, November 2 and Friday, November 3.

Flu shots will be offered to all employees Tuesday, October 24 from 9 to 10 a.m. or Thursday, October 26 from 2 to 3 p.m. A mini clinic will be set up in the small conference room at the administration building.

Freeform is currently completing a compensation analysis and comparing it to our current salary structure to ensure the District is in alignment with the market. This is typically reviewed every two years. They are also making a PTO (paid time off) policy recommendation that makes the accrual rates consistent for all employees based on years of service. More information will be forthcoming.

Communications

Website

Updates to the website occur daily. Updates since June include:

- Posting of agendas and minutes,
- Calendar updates,
- News Flash announcements that include all Cordillera Connection content,
- Creation of vehicle registration and other online community forms,
- Job positions,
- DRB documents such as the parcel map and PUD,
- Healthy Forest, Cordy Camp, ACC, Community Center and Election pages as well as Lodge Updates,
- Seasonal image updates and
- Revisions to the employee list, among others.

To help familiarize the community with the features of the website, three open houses were held throughout the summer.

- June 26 at 2 p.m.,
- July 12 at 10 a.m., and
- August 3 at noon.

Notify Me

Built-in website functionality includes the ability for users to subscribe to email and/or text message notifications. An email list migration from the existing service, Constant Contact, to the website was postponed due to communication surrounding the Community Center and is rescheduled for November.

Website users can still subscribe to receive emails from other topic-specific lists such as Event Calendar, Job Postings, Bid Postings and Agenda Center.

ABDI GateAccess.net

ABDI GateAccess.net provides an up-to-date community directory. There is an access portal to GateAccess.net on the home page under "Directory and Property Owner Portal." All property owners have access to GateAccess.net, but only those who opt to share their information will have it included in the directory.

Reminders to log in to GateAccess and opt in to the Directory were sent throughout the summer via "Cordillera Connection" as well as posted to the television monitors at the administration building, post office and ACC.

Throughout the summer, staff responded to calls from community members almost daily for login credentials.

Communications since June

- Eight "Cordillera Connection" newsletters were sent with an average of 63 percent open rate and a 7.3 percent click through rate.
- Two Lodge Update were sent. The open rate was 71 percent. Additionally, two Flashes were sent for the Benson meeting.
- Fifteen general announcement Flashes were sent on a variety of topics including: notices of meetings, call for nominations, a letter regarding the petitions, transponders, gates and events.
- Social media updates are ongoing.

Advertising

- Collage Creative designed the August, September, October and November "Cordillera Spirit" advertisements.
- Staff completed an eight-week radio buy with KZYR to promote Cordy Camp, Hardscrabble and Hazel Miller concerts as well as Horsin Around Day.
- KUNC ran three Morning Edition spots a week for 10 consecutive weeks; the sponsorship featured the Cordillera lifestyle.
- Summer concerts were promoted through Facebook.
 - The Hazel Miller concert promoted post reached 997 people with 19 event responses between August 11 and August 16.
 - The Hardscrabble concert promoted post reached 223 people with 4 event responses between Jun 27 and June 30.
 - The total cost for the promoted post was \$35.

Events

- Hardscrabble Band performed June 30 and the Hazel Miller Band performed August 16. Both concerts were held at Bearcat Stables with the Crazy Wagon providing food for both events. Hardscrabble had an approximate attendance of 200 people, 81 of whom were property owners, and the Hazel Miller Band had an approximate attendance of 325 people with 97 homeowners in attendance.
- Promotional efforts included listings on the Vail Valley Partnership event website, Facebook events page, poster distribution, advertising in "Cordillera Spirit" and the "Vail

Daily," radio spots with on-air interviews, and a press release on each event was published in the "Vail Daily."

- Cordillera staff supported The Club at Cordillera's Community Day, July 3 with branded giveaways and information on the Community Center planning process.
- During the Eagle County Fair and Rodeo, July 21, Cordillera staff volunteered to welcome guest and scan tickets. Volunteers wore Cordillera equestrian t-shirts to promote name recognition of the Cordillera Equestrian Center (CEC). In addition, the CEC was a gold-level sponsor of the rodeo which afforded the opportunity for a minimum of six mixed-media impressions throughout the Fair & Rodeo marketing campaign, three banners at the event and logo placement on the scoreboards, website, newspapers and day sheet. This opportunity placed Cordillera and the CEC brand in front of 12,000 attendees over a four-day period and in front of countless more in the paper and online.
- On September 23, Cordillera will host an afternoon of Horsin' Around. Horse lovers will be treated to horse demonstrations, pony rides, calf roping (on a machine) and a petting zoo all to promote the CEC and its programming to valley residents and guest.

Cordillera Community Center

A Community Center communications plan was implemented to guide community outreach on the project. Communication efforts included, but were not limited to, email communication, two post cards and a pamphlet that was utilized to explain the project and funding in time for Community Day, July 3.

Miscellaneous

- Fresh content is consistently being loaded to the SmartSigns2Go television monitors throughout the community. Content over the summer included community events such as concerts, hikes, agendas, instructions for accessing the community directory and community news.
- Graphic Design: Collage Creative designed a new collateral piece for Vail Gondola Club. Staff received permission to use Vail Resort photography for the new brochure and other VGC promotional assets. The new brochure will arrive soon for use during the sales and recruitment process this fall.
- Cotton & Company, a real estate marketing firm, was contacted for possible future marketing initiatives.
- Staff attended two Eagle County public information officers (PIO) meetings.

Recreation

Management Team Report

Vail Gondola Club

2017/2018 Ski Season Dates

- Vail Mountain is scheduled to open for the season Friday, November 17 and go through Sunday, April 15.
- The Vail Gondola Club will open for the 2017/2018 ski season Monday, November 13.

Advisory Committee Meeting

The Vail Gondola Club advisory committee is scheduled to meet the week of September 25. The role and objective of the committee is to offer feedback and recommendations for financial, operational and relevant programming of the Vail Gondola Club. Members of the committee include Dr. Jon Haerter, Ron Askew and Gordon McLean.

Vista Bahn Building Lease

The initial extension period commenced January 1, 2010 and shall terminate August 31, 2018. Between 180 days and 210 days before the expiration of the initial extension period, written notice will be provided to exercise the right to further extend the lease for an additional extension period. This is the first of three additional extension periods for which the right to renew was reserved.

Open Houses

Come to Vail for one of the final Farmers' Markets of the season, take in the beautiful fall colors and visit The Vail Gondola Club!

- Sunday, September 24 or October 1
- 11 a.m. 3 p.m.

The Vail Gondola Club is located in the Vista Bahn building at the top of Bridge Street in the Vail Village, just steps from Vail's Gondola One.

Begin and end your ski day this season in the comforts of this handsome club. Offering ski-in, ski-out access, continental breakfast and après ski service, boot drying, outsourced ski tuning, rental programs and much more. This premiere

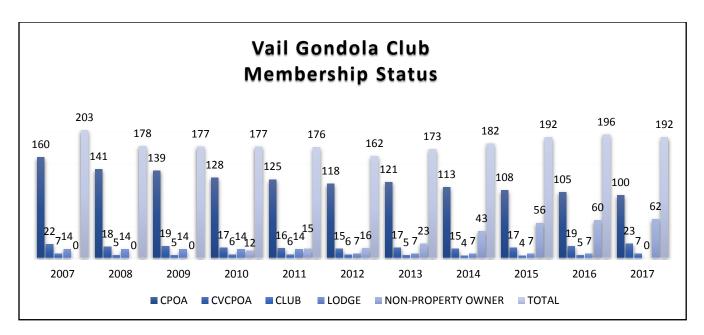


recreational and social amenity is a home away from home to share with the company of family and friends.

Take advantage of the Vail Gondola Club's premier location, superior customer service and exceptional value this ski season. Act now as there are a limited number of \$10,000.00 memberships remaining. For additional details on membership and rates contact Joe Helminski at 970-343-2229 or email jhelminski@cordillerametro.org.

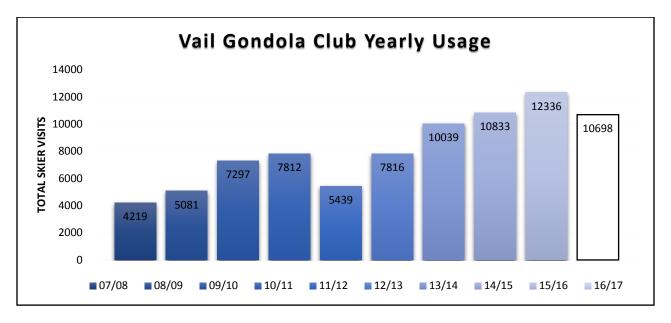
Membership Status (As of 9/7/17)

- Memberships sold 2016: 17, resignations: 10
- Memberships sold 2017: 3, resignations: 5
- Current members: 192
- Total revenue generating units: 191
- Memberships available: 6



Usage

• Overall usage 2016/2017 was down 13 percent when compared to 2015/2016. This decrease in usage was due to poor snow conditions and a decrease in lodge use.



Annual Survey

2016/2017 Survey Summary: 37 member responded (Very Satisfied = 5, Very unsatisfied=1)

- Professionalism, knowledge, friendless of staff: 5/5
- Service and quality of breakfast and après services: 4.7/5
- Overall cleanliness and comfort of club atmosphere: 4.8/5
- Club provides a warm and inviting atmosphere: 4.9/5

- Cleanliness and comfort of facility, care given to equipment, and assistance and knowledge of staff were identified as priorities.
- Ninety-five percent of respondents saw the club as highly valuable to their ski and snowboarding experience, 5 percent saw it as valuable.
- All respondents would recommend the Vail Gondola Club to other property owners, friends or colleagues.
- One hundred percent of members who registered a guest locker for family or friend were very satisfied with the level of service provided for their guests.

Athletic Center

Hours

Open seven days a week to residents and owners, the ACC provides attendant assistance from 7 a.m. to 5 p.m. Weight machines, fitness class studio, locker rooms, steam rooms and the pool/spa are also available unattended from 5 to 7 a.m. and from 5 to 11 p.m. with a proximity/key card.

Fitness Classes

Currently, the Athletic Center offers 11 weekly complimentary fitness classes including yoga, hydro cycling, barre above, basi pilates, fit ball and total tone.

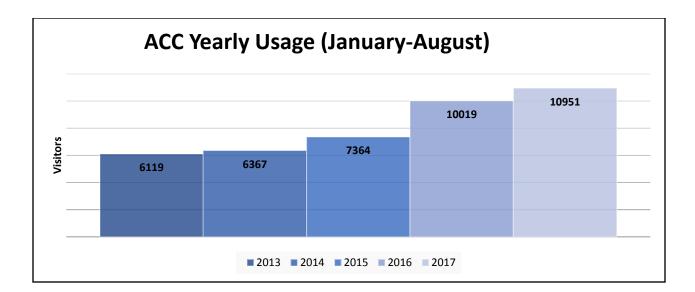
2017 Facility Upgrades

Tennis court/pickleball court crack repair and resurfacing was completed mid-June. In addition, new pickleball nets were added.

The cardio room upgrade at The Athletic Center at Cordillera (ACC) was completed in February. Renovations include fresh paint, new flooring and new-state-of-the-art Life Fitness cardio equipment, as well as enhanced Wi-Fi capability throughout the building. New equipment list includes (4) treadmills, (2) elliptical cross trainers, (1) powermill stair machine, (1) flexStrider, (2) recumbent bikes, (2) upright bikes, (1) rowing machine and (1) IC7 indoor cycle. Additional dumbbell weights and functional training equipment were also added.

Usage

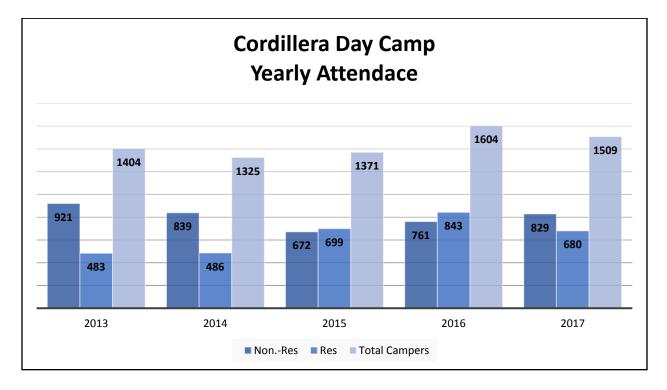
- January through August usage was up 9 percent when compared to 2016.
- Overall usage was up 35 percent when comparing 2015 to 2016. There were over 14,000 unique visits in 2016.



Cordy Camp/Trailhead Pool Complex

Camp Attendance

During the summer of 2017, the camp averaged 27.4 campers per day. The attendance was 55 percent non-property owner and 45 percent property owner campers.



Camp Dates

- Registration opened April 17, 2017.
- Camp was offered Monday through Friday, May 30, through August 15, 2017 for children ages 5 to 12.
- Camp attendees were offered a wide variety of outdoor and educational activities including professional golf, tennis and swimming instruction, sports, hiking, fishing, games, arts and crafts, educational field trips and adventure days.

Rates

\$40 Property Owners/Residents, \$50 Non-Property Owners (\$10 drop in fee). An additional \$20 fee was required for professional sport instruction.

Staff Training/Requirements

- Camp Director, Keegan Duffy completed 40 hours of pre-camp training which included course work in the following; School Age Child Care Licensing, Mixed-Age Groups in Early Childhood Programs, Child Care Administration, Conferencing with Parents, Outdoors Safety and Lifeguard Certification.
- All staff members completed 15 hours of pre-camp state required training which included: Counselor Handbook/Staff Expectations, Parent Handbook/Rules and Regulations, NAEYC Code of Ethical Conduct, Emergency Action Plan and Procedures, Federal Emergency Management Agency coursework, Recognizing Child Abuse/Neglect, Standard Precautions, Social/Emotional Development, Building Safety and Hazardous Materials, CPR/First Aid certification.

Camp Licensing/Inspections

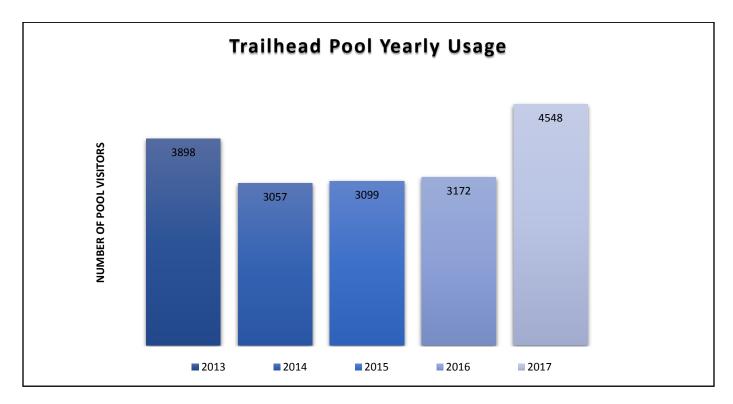
- The Colorado Department of Human Services Childcare License was renewed February 2017.
- Fire, Colorado Health and Human Services and Colorado Office of Child Care inspections were completed in May and June.
- State required Radon Test was conducted; the Overall Environmental Protection Agency Protocol average for this testing period was 1.5 pCi/l which is below the Environmental Protection Agency recommended maximum of 4.0 pCi/l.

Advertising

- KSKE-FM, KCCH-FM and KZYR-FM Radio ads
- Vail Daily Summer Camp Insert
- Flyer/Signage distribution to local schools
- Email blast to previous camp attendees
- Cordillera Connection
- Cordillera Spirit

Trailhead Pool

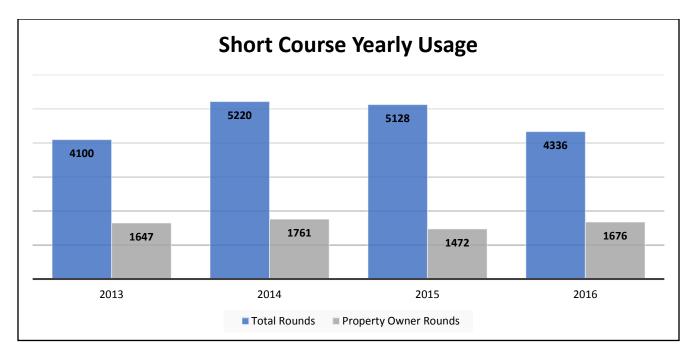
• The pool complex was open daily from 11 a.m. to 7 p.m., Saturday, May 27, through Monday, September 4.



Short Course

Information and Schedule

- Opening Day was Friday, May 19.
- Closing Day is Sunday, October 8.
- Course is closed Wednesdays for maintenance.
- Course is open to Cordillera Property Owners, their guests and Club at Cordillera members only. Parking is available on Kensington Court.



Community Enrichment Events

Cordillera Metro District staff has offered a variety of enrichment events to supplement the robust schedules of The Club at Cordillera, Bearcat Stables and valley-wide organizations. Highlights include concerts, wine tastings, dinners, equestrian activities, hiking, community day, Independence Day events and more. A full schedule is available at cordilleraliving.com.

Art Classes

Mio Studio is offering painting and drawing instruction in group classes Thursdays and Saturdays at the Cordillera Café.

- Thursday evenings, 5:30 p.m. 8:30 p.m. Tailored for beginner to intermediate students.
- Saturday mornings, 9 a.m. noon Tailored for intermediate students which have had drawing or painting experience.

For additional information and registration please contact Mio at 970-376-3184 or <u>miostuido14@google.com</u>. Please note that preregistration is required.

Operations

Management Team Report

Projects

Community operations recently completed a two-week project to build a new entrance-arch at Bearcat Stables.

Crews recycled old growth timber from recently felled trees at the Trailhead to construct the new 16-foot tall by 16-foot wide arch. The Douglas Fir Beetle had infested the trees which had become a safety hazard near the community gathering spot.

The building process included stripping the bark off 20-foot sections then bringing the logs to the community operations shop to be fit together. The team dug two 5-foot holes and poured concrete to hold two 7-inch x 7-inch x 12-foot square, vertical steel beams at Bearcat's entrance. The logs were then cut to fit around the steel and connected by four 1-inch threaded rod and bolts. The logs are treated with a clear varnish to help protect them from the elements.

The vertical posts are from trees that were over 100 years old, and the horizontal post is from a tree that was about 80 years old. It took four sections of four trees to construct the archway.



- Weed spraying around CMD/CPOA properties took place June, July and August; a second application is scheduled in mid-September to clean up any remaining weeds. Staff has identified over 100 properties in the upper Ranch and Summit neighborhoods that have extensive weed infestations. A plan is being developed to notify effected property owners.
- The gatehouse remodels at the Ranch and Divide are complete. The remodels consisted of new flooring, countertops, cabinets, AC/Heat unit, a new vanity and toilet in the restroom. All the walls were painted and all the lighting was converted to LED.
- The road program for 2017 is complete. Two inches of new asphalt was overlayed from the beginning of Fenno Drive at Squaw Creek Road to the Ranch gatehouse. The overlaying of Kicking Horse and Summit Trail to Winchester was also completed. The project was finished on time and within budget.
- Road striping and parking lot striping throughout the community was completed and within budget.

- The speed bump on Fenno near the Trailhead facility and on Cordillera Way were installed.
- The athletic center shower remodel was completed the week of June 19. The remodel consisted of new tile and fixtures in both the men's and women's shower areas. This project came in \$7,000 over budget due to extensive structural decomposition and plumbing challenges.
- The trailer parking lot project is nearing completion. Gates for the parking lots are being constructed and will be finished by the end of September.
- The street lamps are being retro fitted with LED lights, then painted and stained. The team has installed over 50 of the 100 lamps.
- The operations team will start painting all 82 fire hydrants within Cordillera in early September.

Fleet

- Car wash hours were extended for the summer season to Monday through Friday, 5 to10 p.m. and Saturday and Sunday, 8 a.m. to 8 p.m.
- Fleet took delivery of the new Western Star plow truck that was included in the 2017 budget. Trade-in of the replaced vehicle is estimated to come in at \$14,000. This is \$6,000 below budget.
- Staff recently identified a new vendor to supply a type of street-sweeper brush that is \$450 less expensive and lasts longer than the existing brushes. The brushes that are currently used are replaced every three weeks.

Trails

- All trails are open and are in excellent condition.
- All picnic tables were replaced with new metal picnic tables.
- Staff is researching new signage options for all trails. The current arrangement is woodwrapped metal signs on wood posts. Staff is considering metal signs on metal posts that would not need yearly maintenance.

Equestrian Center

- The footing replacement project is underway and is expected to be finished by mid-September. This project also includes installing new wall board.
- Operations worked with Holy Cross and Wattsup LED to find new lighting options for the equestrian center. The new LED lights will cost \$29 after the \$100 rebate from Holy Cross. The monthly cost savings is projected to be around \$500.
- Operations completed the fence repair around the equestrian paddocks and arenas.
- Operations is currently replacing the horse wash-stall wall boards. This area will be getting new water-tight wall boards, new lighting and an overhead hose.

River Parcel and Ponds

- All water feature pumps are in operation.
- Granada Glenn aeration pump was repaired and will be turned on when cool temperatures return.
- Red Draw water feature pump was replaced due to a failed bearing.

- The fishing ponds at Granada Glenn and Bearden were stocked in May.
- Red Draw pond and park underwent a major clean up by our trail staff. Irrigation repairs are being made and the pavilion was painted.
- The walking paths at the river are being cleared of overgrown brush and tripping hazards, and the stairs are being fixed.

Public Safety and DRB

Management Team Report

Incident Reports

June through August, public safety responded to 144 calls ranging from alarms (fire, intrusion, low temp and water flow), animal incidents, wildlife reports, gate incidents, property damage, gas leaks, homeowner assists, trash violations, medical assists, parking, DRB site contacts and vehicle assists.

On June 19, a homeowner notified public safety of the smell of gas coming from Rodeo Drive. Public safety patrol responded to the area and found a gas grill that was left on at 30 Rodeo drive. Patrol turned the gas off and cleared the scene.

On June 30, public safety was notified that construction was ongoing after hours around Granada Glen. As patrol was responding, the homeowner called again to let public safety know the workers had left. Patrol cleared the call and increased patrols in the area.

On July 4, public safety was notified of a lost hiker/property owner in Big Park by Eagle County Sherriff's deputies passing through the Ranch gate. Vail Mountain Rescue had also been dispatched to assist. While Vail Mountain Rescue was preparing to respond, the property owner came across other hikers who assisted her in returning to the trailhead. Vail Mountain Rescue met the property owner and the hikers about half way down on the trail. All agencies involved cleared the call.

Public Safety received a call August 1 from a property owner stating his wife was stung by a bee and possibly having an allergic reaction. The caller did not know the exact location of his wife but said she was driving down from the ACC. Public safety patrols found her on Fenno just past Cimarron as Vail Dispatch toned out engine-15 along with medic-3. The patient was transported to the hospital. Later the husband called the gatehouse and thanked everyone for their help and said his wife was doing much better.

On August 27, public safety received a call from an employee at the summit golf course stating there was a herd of cattle on hole No. 5 of the golf course. Patrol found about 50 head of cattle walking toward one of the gates. Dispatch called Diamond Star Ranch to notify them of their stray cattle. Once Diamond Star personnel arrived, they rounded up the stray cattle through one of the back gates. The gate was then secured. Patrol cleared the call.

Construction Regulations

The construction season is ongoing and public safety has received inquiries about construction regulations. Below are the construction hours, schedule of fines and Cordillera Construction Rules and Regulations.

7.02.16 Construction Hours & Noise

Construction Activities shall be limited to the following hours of operation:

Monday through Friday: 7:30 a.m. to 5:30 p.m.

Saturday: 9 a.m. to 5 p.m.

Entrance to work site for the purpose of set-up only, is permitted one half hour prior to hours of operation. (*M*-F 7 a.m.) During the half-hour set-up, the operation of heavy equipment, compressors, impact tools, or any activity that creates noise; shall be prohibited.

At no time shall contractors, sub-contractors or laborers park and wait at the gatehouses before 7:00 a.m. No construction related activities or work vehicles are allowed on premises after 6 p.m.

That Saturday work hours are 9 a.m. to 5 p.m. (through the gate at 9 a.m. and out by 5:00 pm).

The use of large trucks and heavy equipment are prohibited on Saturdays.

No work on Holidays and Sundays.

These Holidays include: New Year's Day, Easter, Memorial Day, July 4, Labor Day, Thanksgiving and Christmas.

NOTE: Exceptions for construction activity outside the construction hours may be granted from Cordillera Public Safety Director. The owner or contractor must contact the Public Safety Director for approval.

At all times, each Owner shall use reasonable efforts to minimize external noise resulting from Construction Activity. No loud music shall be permitted.

	Amount	Of	Fine		
Violation	First Notice	Second Notice	Third Notice	Governing Document	
Pets on Cordillera Property	Warning	\$100	\$200	Construction Rules and Regulations;	
Dil Change on non-designated sites	Warning	\$100	\$200	Construction Rules and Regulations	
Cleaning of Equipment by Suppliers and Contractors	Warning	\$100	\$200	Construction Rules and Regulations	
Removal of rocks, plants or other similar items	Request to Cure	\$100	\$200	Construction Rules and Regulations	
Carrying Firearms or Archery Equipment within Cordillera	Warning	\$100	\$200	Construction Rules and Regulations	
Inauthorized Disposal Methods	Request to Cure	\$100	\$200	Construction Rules and Regulations	
ailure to use Bear-Proof Trash Container	Request to Cure	\$100	\$200	Construction Rules and Regulations	
Careless Disposition of Cigarettes and other Jammable materials	Request to Cure	\$100	\$200	Construction Rules and Regulations	
ailing to designate a smoking area and providing a fireproof ash receptacle on site and posting area properly	Warning	\$250	\$500	Construction Rules and Regulations	
Careless treatment or removal of native plants	Request to Cure	\$100	\$200	Construction Rules and Regulations	
Jse of or Transit Over Golf Course Area	Warning	\$100	\$200	Construction Rules and Regulations	
Disruptive Activity (public drinking, public nuisance, disturbing peace)	Warning	\$100	\$200	Construction Rules and Regulations	
Drinking or Possessing Alcoholic Beverage on Cordillera Property	Warning	\$100	\$200	Construction Rules and Regulations	
Construction work performed at unauthorized jmes	Request to Cure	\$100	\$200	Construction Rules and Regulations	
Driving Trucks with Uncovered Loads	Request to Cure	\$100	\$200	Construction Rules and Regulations	
Removal of Site Fencing	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations	
Inauthorized Area Disturbance	Request to Cure	\$2,500	\$5,000	Construction Rules and Regulations	

Schedule of fines for Violations of Design Review Board's Design Guidelines

	Amount	Of	Fine	
Violation	First Notice	Second Notice	Third Notice	Governing Document
Improper use, storage, disposal of heaters, propane tanks, and flammable materials	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Failure to provide updated subcontractor list to DRB	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to request inspection, or pre- construction, or pre-landscape installation meetings	Request to Cure	\$2,500	\$5,000	Construction Rules and Regulations
Failure to Cover and/or Service Job Site Dumpster	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to Submit Construction Management Plan Modifications or Other Exterior Modifications	Request to Cure	\$1,000	\$2000	Construction Rules and Regulations
Commencing construction prior to preconstruction meeting	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Lack of Two Fire Extinguishers on Job Site	Request to Cure	\$100	\$200	Construction Rules and Regulations
Sign & Exterior Light policy violation	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to report hazardous material spills	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Open burning of construction materials	Warning/ Request to Cure	\$500	\$1,000	Construction Rules and Regulations
Submission to the County of plans not approved by the DRB	Requestto Cure	Up to \$20,000	Up to \$40,000	Construction Rules and Regulations
Use of heavy equipment and three (3) axle vehicles on Saturday and Sunday: 7.02.15	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Vehicle with a weight in exceeding allowable weight during freeze/thaw cycle	Request to Cure	\$2,000	\$4,000	Construction Rules and Regulations
Blocking any District Road during construction without written approval of the District Manager	Request to Cure	\$500	\$1,000	Construction Rules and Regulations
Steel tracked vehicle without proper road protection	Request to Cure	\$2,000	\$4,000	Construction Rules and Regulations
flow Moving or Over-width/sized Equipment without proper escort	Request to Cure	\$500	\$1,000	Construction Rules and Regulations
All Other Violations of the Governing DRB Documents	Request to Cure	\$100	\$500	Construction Rules and Regulations

Healthy Forest

Inspections were completed this summer with 48 properties identified as needing some work; 30 of those have already started work. The 18 properties that have not started work received the letter below.

Date:

Address:

Dear Cordillera Property Owner,

In 2006 the Cordillera Property Owners Association (CPOA) began efforts to address wildfire hazards throughout the community. At the end of 2011 all private

properties had addressed their wildfire mitigation issues. In 2012 Cordillera started the maintenance cycle of the program utilizing the same five-year schedule that was used for initial work; every property will be inspected on a fiveyear cycle to assure wildfire mitigation is maintained. This year, 2017, marks the beginning of the third cycle.

Experts advise that the two most important considerations in protecting a structure's ability to survive a wildfire are the defensible space around the home and the roofing material. Defensible space refers to a property owner's efforts to manage the vegetation around their home to minimize the dangers from fire. In other words, the less there is to burn the less heat that there is to transfer to your home. Embers from fires travel long distances and land on the ground, roofs and decks. Combustible debris and roofing material can catch fire and ignite the home. While the weather cannot be predicted, or controlled, there is much property owners can do to make their properties more fire resistant.

Requirements for maintenance are the same as they were for the original mitigation. It is in the best interest of both the property owners and the community to address the wildfire concerns. For detailed information regarding wildfire mitigation call or email Bill Wentworth at the contact information below.

Your property was inspected in May for maintenance of your wildfire mitigation and it was found to be <u>out of compliance</u>. In most cases, trimming the trees and shrubs and removal of any dead will bring it within our regulations. Once the work has been completed, please contact me by phone or email for a final inspection. Deadline for completion is October 15, 2017.

Your property needs: Remove ladder fuels between house and rock wall. Also around decks. Trim back serviceberry by driveway.

Please send any updated contact info to the email below.

Owners who have any issues meeting the deadline or have questions should contact Bill Wentworth, Cordillera Healthy Forest Project Manager, at 970-306-3632 or <u>bwentworth@cordillerametro.org</u>.

Important Note: Effective 2009 thru 2024, the State of Colorado allows property owners filing Colorado tax returns to deduct up to \$2,500 for costs incurred for wildfire mitigation.

Wild fire mitigation on Cordillera's open space has occurred. Thus far, 14 dead Douglas Fir trees and 55 dead Aspen trees were removed. Work continues in the following areas:

- Shaded fuel break at the post office and administration.
- Fuel reduction along Cordillera Way.
- Fuel reduction on west side of Redtail Ridge.
- Removal of ladder fuels below the trail along East Timber Draw.

- Removal of ladder fuels below Alcazar from Kensington to El Mirador.
- Fuel reduction below Peregrine to Redtail Ridge sewer easement.
- Fuel reduction on the trail along Fenno above Red Draw.
- Removal of dead and down trees on Elk Woods.
- Removal of dead and down trees along Webb Peak.

Douglas Fir Beetle

Public safety, with input from the Forest Service, will be developing an action plan his fall to address the Douglas Fir Beetle to implement this spring. The technical assistance will include:

- Identification of priority trees for MCH Pheromone treatments and quantity estimate;
- Ordering and installing of MCH pheromone packets and trap tree set up;
- Identification of potential trap tree locations;
- Identification of potential Douglas-Fir stands for forest health treatments;
- Development of written Doulas-Fir Beetle management action plan;
- Marking of brood trees for removal;
- Cordillera will be responsible for removal of trap trees and brood trees.

Healthy forests project manager, Bill Wentworth will communicate the action plan to the property owners who have Douglas Fir trees on their property and offer them recommendations and assistance.

Gates

The Ranch and Divide gates were replaced and upgraded in June. Since their installation, there were seven gate incidents where drivers hit the gates. Several issues of "Cordillera Connection" included reminders to slow down, not piggy back or tailgate through the gates, allow for a car length between vehicles and to ask guests to use the guest gate. Additionally, gate staff shared this information with drivers when they stopped at the gates. Public safety adjusted the timing before the gates lower to their lowest setting to help avoid collisions. An example of damage done to the new gates is below.



The call boxes at the Divide and Ranch gates are in the process of being replaced. This will provide a larger screen, which will be easier to read, and provide the ability to store more information.

Cordillera Wildlife

It is hunting season which means there is an increase in wildlife in the community from migrating animals. Homeowners and guest are asked to please slow down while driving through the community. Numerous deer were recently hit causing vehicle damage.

Design Review Board Buildout Analysis

Buildout Analysis 9.14.17					
	Total Units			Under	%
Neighborhood	Allowed *	Completed	Review Process	Construction	Buildout**
Divide (minus 60					
Lodge)	202	165	0	3	82 percent
Ranch	400	316	1	2	79 percent
Summit	248	99	2	4	40 percent
Totals (PUD 910)	850	580	3	9	68 percent

* 910 is total density allowed by the current

PUD

** Does not include properties under

construction

Under Construction	
Divide	Status
220 Casteel	exterior materials
322 Granada Glen	Final inspection
465 Little Andorra	Framing - ILC

Ranch	Status	
2623 Fenno	Final inspection	
205 Elk Springs Tr	Sitework	

Summit	Status
1282 Gore Trail	Final inspection
49 Lady Belle Way	Framing ILC
96 Lady Belle Way	Framing ILC

Territories	Status
19 Territories	Sitework

Review Process	
Divide	Status

Ranch		Status
166 Peregrine		
Dr	Sketch 3.14.17 D	

Summit		Status
	Pre-design	
84 Martingale	6.13.17	
722 Granite		
Springs	Sketch 8.8.17	

Design Review Board June 13, 2017 DRB Agenda Administrative Offices, 408 Carterville Road

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

Dennis Moran – Alternate Board Member Eric Jung -Alternate Board Member Millie Aldrich – DRB Administrator Paul Miller - Architect Director Scott Sones - Landscape Arch. Dir.

All times are approximate and subject to change8:30 a.m.Leaving from Administrative officeSite Visits:8:45 a.m.8:45 a.m.84 Martingale

9:30 a.m. Call to order

Approval of April Minutes Review Agenda - Project overview

10 a.m.Single Family Residence – 84 Martingale – Pre-Design Review
Applicant: Scott Turnipseed, architect

<u>Staff Updates</u> Original Ranch Structures O'Connor – lot line vacate / building envelope amendment Active Construction Sites / Build-out Analysis Construction Schedule

Staff Approvals – 12

Rolfes Residence – 292 Aspen Meadows – new roof - Final - approved Becker Residence – 59 Norgaard Way – variance for solid stain – Final – approved Ponce Residence – 940 Summit Trail – landscape – Final - approved Heitmann Residence – 2486 Fenno – fence enclosure – Final – approved McCarty Residence – 322 Granada Glen – color change – Final – approved Chapa Residence – 810 Cordillera Way – color change – Final – approved Becker Residence – 27 Kit Way – landscape – Final – approved Kalas Residence – 135 Forest Trail – new roof for 3rd garage bay – Final – approved Cline Residence – 211 Saddle Ridge – new roof – Final – approved Schoch Residence – 151 Aspen Meadows – new roof – Final – approved Capeletti Residence – 944 Red Draw – new roof – Final – approved

<u>Single Family Construction Starts – 2</u> 205 Elk Springs Trail - Ranch 674 Winchester - Territories

<u>Single Family Final Inspection – 1</u> 928 Summit – Final Landscape

Compliance Officer <u>Updates</u> 220 Casteel Ridge - Divide 465 Little Andorra - Divide

Other Business

11:30 a.m. Adjourn

Design Review Board - Minutes Tuesday, 13, June 2017 408 Carterville Road, Cordillera, Colorado

ATTENDANCE

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

CALL TO ORDER

9:20 a.m.

10:06 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

The July meeting did not meet quorum with only two Board members present, no actions were taken.

DISCLOSURE MATTERS – No conflicts of interest were noted.

<u>APPROVAL OF AGENDA</u> –DRB unanimously approved the agenda.

<u>APPROVAL OF MINUTES</u> – Minutes from April 11, 2017 to be approved at the July meeting.

<u>PUBLIC INPUT</u> – No public input was noted.

DRB ACTION ITEM -

 Single Residence – 84 Martingale Review: Pre-Design Present: Scott Turnipseed / Brennen Fitzgerald **Pre-design** – **no vote.** (See memo located in Page 3)

ADMINISTRATIVE UPDATES

- Original Ranch Structures:
 - The Board is open to disassembling an original Ranch structure that is falling down on Lot 20 Red Draw and using that location to construct a similar character structure for a caretaker if it is allowed per the PUD.
- Active Construction Sites

<u>STAFF APROVALS – 12</u>

Rolfes Residence – 292 Aspen Meadows – new roof - Final - approved Becker Residence – 59 Norgaard Way – variance for solid stain – Final – approved Ponce Residence – 940 Summit Trail – landscape – Final - approved Heitmann Residence – 2486 Fenno – fence enclosure – Final – approved McCarty Residence – 322 Granada Glen – color change – Final – approved Chapa Residence – 810 Cordillera Way – color change – Final – approved Becker Residence – 27 Kit Way – landscape – Final – approved Kalas Residence – 135 Forest Trail – new roof for 3rd garage bay – Final – approved Cline Residence – 211 Saddle Ridge – new roof – Final – approved Schoch Residence – 40 Cottage Circle – new roof – Final – approved Leiweke Residence – 151 Aspen Meadows – new roof – Final – approved

<u>FINAL INSPECTION – 1</u> 928 Summit Trail – Final Landscape Review

COMPLIANCE OFFICER UPDATES

220 Casteel Ridge – warning letter 465 Little Andorra – warning letter

ADJOURNMENT

11:18 a.m.

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

Design Review Board - Staff MemorandumDate: 6/13/2017Applicant:Single ResidenceLocation:84 Martingale / Lot 31, Filing 37Representative:Scott Turnipseed / Brennen FitzgeraldDRB Coordinator:Millie AldrichReview:Pre-Design

Project Overview

The Martingale Residence is a new residence located 84 Martingale / Lot 31, Filing 37. The site is .824 acres. The proposed residence is 3,433 square feet, per drawing set 6/1/17. The Martingale Residence is being reviewed for Pre-Design and is subject to the Summit Design Guidelines.

Board Comments:

Site Plan:

- The building footprint is too wide for the available building envelope.
 - Roof overhangs are required to be shown on the site plan
- The proposed hammerhead at the drive is too close to the property line, and does not allow space for a landscape buffer to the adjacent property.
 - Flipping the house and garage will address this item.
- Create angled garage which will tuck into the natural berm reducing the appearance of the garage.
- Board felt coming off Gore Tail was an acceptable solution, but did not want a straight shot to the garage doors.
 - Driveway should have more meandering shape.
- Show driveway grade coming from the road to not exceed the maximum slope (5 percent) for the first 20'.
- The proposed grading at the driveway will require significant refinement. Currently the slope shown between contours 80' and 82' is 16.6 percent. The proposed grade from the 3rd garage bay to the hammerhead is approximately 12.5 percent slope.
- As the grading is shown, it would make sense to lower the floor elevation on the site by at least 1'.
 - Fire pit patio would benefit by lowering a foot to reduce the mound buildup.
 - Regrade to create more of a lawn for the back.

Architectural:

- Garage size exceeds maximum size requirement. 5.02.01.B.
- Secondary roofs shall have a minimum pitch of at least 3:12. 4.03.04.B
- Provide stone calculations. It appears the minimum stone requirement of 15 percent has not been met. Exterior material shown below base band and grade shall be stone.
- The front elevation would benefit by including a "ranch-style" front porch, perhaps to the left of the entry gable, reducing the perceived height of the wall between the entry and the adjacent bedroom.
- Provide matching shed roof on knee braces and truss at bedroom on left side of entry. The proportions of that form are too tall and out of character. Front elevation character should be consistent with opposite side elevation.

General Comments:

Design Review Board July 11, 2017 DRB Agenda

Administrative Offices, 408 Carterville Road

Gene Shanahan – Chairperson David Staat – Board Member Lee Hegner - Board Member Judy LaSpada - Board Member Henry Reed - Board Member Dennis Moran – Alternate Board Member Eric Jung -Alternate Board Member Millie Aldrich – DRB Administrator Paul Miller - Architect Director Scott Sones - Landscape Arch. Dir.

All times are approximate and subject to change

8:30 a.m.	Leaving from Administrative office Site Visits:
8:50 a.m.	722 Granite Springs Trail
9:40 a.m.	Call to order Approval of April and June Minutes Review Agenda - Project overview
10:15 a.m.	O'Kelly Residence – 722 Granite Springs Trail – Sketch Review Applicant: Bobby Ladd - RAL Architect
11 a.m.	Kedrowski Residence – 340 Cordillera Way– Clarification on exterior fireplace Applicant: Bob Kedrowski
11:20 a.m.	Lahti Residence – 465 Little Andorra– 2 nd Notice Violation with fees Applicant: Randy Lahti
	<u>Staff Updates</u> Active Construction Sites / Build-out Analysis Construction Schedule <u>Staff Approvals – 7</u> • Larson Residence – 135 Forest Trail – landscape modifications - Final –
	 approved Hatcher Residence – 109 Saddle Ridge Rd – deck rail – Final – HOA/DRB approved
	 Gassman Residence – 1005 Cordillera Way – landscape modifications – Final – approved
	 Baumann Residence – 20 Sundance Ln – hot tub and patio extension – Final – HOA/DRB approved
	 Youngwirth Residence – 317 Elk woods – new roof - Final – approved George Residence – 48 Hawks Leap – awning - Final – HOA/DRB approved Gross Residence – 37 Fairway Ln – awning - Final – HOA/DRB approved
	Single Family Construction Starts – 0
	<u>Single Family Final Inspection – 2</u> 340 Cordillera Way – Final, items to correct 2636 Fenno – Final, items to correct
	Compliance Officer <u>Updates</u> 220 Casteel Ridge - Divide 465 Little Andorra – Divide – 2 nd notice
	Other Business

12:00 pm Adjourn

Design Review Board - Minutes Tuesday, 11, July 2017 408 Carterville Road, Cordillera, Colorado

ATTENDANCE

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

SITE VISIT

722 Granite Springs Trail – Sketch Review, O'Kelly Residence

CALL TO ORDER

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 – No conflicts of interest were noted.

<u>APPROVAL OF AGENDA</u> –DRB unanimously approved the agenda.

<u>APPROVAL OF MINUTES</u> – Minutes from April 11, 2017 and June 13, 2017 approved, moved by Hegner second by Jung all in favor.

<u>PUBLIC INPUT</u> – No public input was noted.

DRB ACTION ITEM -

2.	O'Kelly Residence – 722 Granite Springs Trail	10:15 a.m.
	Review: Pre-design	
	Present: Bobby Ladd RAL Architect, Nina O'Kelly	
	Pre-design – no vote. (See memo located in Page 3)	
3.	Kedrowski Residence – 340 Cordillera Way	11:15 a.m.

155

9:45 a.m.

Final Inspection items: exterior fireplace must be converted to gas, pour concrete slab at lower level.

Present: Bob Kedrowski

4. Lahti Residence – 465 Little Andorra

11:40 a.m.

2nd Notice Violation: owner must provide written response to all 4 items in the violation letter.

Present: Randy Lahti

ADMINISTRATIVE UPDATES

• Active Construction Sites / Build-out Analysis

STAFF APROVALS - 7

Larson Residence – 135 Forest Trail – landscape modifications - Final – approved Hatcher Residence – 109 Saddle Ridge Rd – deck rail – Final – HOA/DRB approved Gassman Residence – 1005 Cordillera Way – landscape modifications – Final – approved

Baumann Residence – 20 Sundance Ln – hot tub and patio extension – Final – HOA/DRB approved

Youngwirth Residence – 317 Elk woods – new roof - Final – approved George Residence – 48 Hawks Leap – awning - Final – HOA/DRB approved

Gross Residence – 48 Hawks Leap – awning - Final – HOA/DKB approved Gross Residence – 37 Fairway Ln – awning - Final – HOA/DRB approved

<u>FINAL INSPECTION – 2</u>

340 Cordillera Way – Final

Items to correct: exterior fireplace must be gas, concrete patio slab lower level 2636 Fenno – Final

Items to correct: site disturbance and water line on adjacent neighbor's property

COMPLIANCE OFFICER UPDATES

220 Casteel Ridge – several items have been addresses and construction activity has resumed 465 Little Andorra – 2^{nd} Notice Violation letter

ADJOURNMENT

1:50 p.m.

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

Design Review Boar	d - Staff Memorandum	Date: 7/11/2017
Applicant:	O'Kelly Residence	
Location:	722 Granite Springs Trail	/ Lot 6, Block 5, Filing 34
Representative:	Bobby Ladd – RAL Archi	tects

Project Overview

The O'Kelly Residence is a new residence located 722 Granite Springs Trail / Lot 6, Block 5, Filing 34. The site is 2.238 acres. The proposed residence is 4,173 square feet, per drawing set 7/5/17. The O'Kelly Residence is being reviewed for Pre-Design and is subject to the Summit Design Guidelines.

Board Comments:

Site Plan:

- Locate driveway to the north, align access with pond.
 - Driveway grades are fairly steep if the house was mirrored the driveway would follow the site contours.
 - The first 6 ft. is 0 percent, next 15 ft. is 2%-4%
 - Include grades on driveway.
- Provide a swale that takes drainage around the south side of the structure.
 - A retaining wall may be required.
 - A site wall would help designate a more manicured planting around the patio and designate native areas.
- Identify material for the Fire Truck turnaround.
 - East side of turnaround does not require a swale.
- Leach Field must be designed by a Soils Engineer, provide drawings.
 - Provide more native plantings in the leach field area.
- Culvert below the drive must be designed by an engineer, provide proper coverage and water capacity.
- Entry walk needs to be more inviting.
 - Access to the front door will require site steps from the Guest Parking to the walk. Show where they will occur and how they will fit with the site grading.

Architectural:

- There is not a strong sense of entry from the arrival side.
 - A front porch would reinforce the ranch style character of the guidelines.
- Reconsider the material distributions with respect to the metal siding.
 - Where metal siding is used consider eliminating the wood siding and belt band, then raising the height of the stone.

General Comments:

No vote required at Pre-Design. Using metal panel as an accent with a natural patina finish is an acceptable material.

Design Review Board August 8, 2017 DRB Agenda Administrative Offices, 408 Carterville Road

Gene Shanahan – Chairperson

Dennis Moran – Alternate Board Member

David Staat – Board Member Lee Hegner - Board Member Judy LaSpada - Board Member Henry Reed - Board Member Eric Jung -Alternate Board Member Millie Aldrich – DRB Administrator Paul Miller - Architect Director Scott Sones - Landscape Arch. Dir.

All times are approximate and subject to change

10:30 a.m. Call to order Approval of April and July Minutes Review Agenda - Project overview O'Kelly Residence – 722 Granite Springs Trail – Sketch Review 11 a.m. Applicant: Bobby Ladd - RAL Architect Roof Product: Decra Shake XD 11:45 a.m. Applicant: Blante Evans Cumming Residence – 21 Pikes Way– building envelope amendment / 3rd garage 12 p.m. bay **Applicant: Turnipseed Architects** O'Connor Residence - 674 Winchester- building envelope amendment / vacate 12:30 p.m. lot line Applicant: KH Webb Architects Staff Updates 465 Little Andorra – Lahti – update Tree house Active Construction Sites / Build-out Analysis **Construction Schedule** Staff Approvals – 5 • Warmuth Residence – 37 Stag Gulch Ct – windows, doors, color change -Final – DRB approved • Wolff Residence - 34 Bermuda Dr - New Roof - Final - HOA/DRB approved • Stetler Residence – 8 Penncross Ln – New Roof – Final – HOA/DRB approved • Lahti Residence – 465 Little Andorra – Windows / patio door – Final – DRB approved • Christenson Residence – 253 Bearden Rd – hot tub / patio - Final – DRB approved Heard Residence – 200 Casteel Ridge – New Roof – Final – DRB approved Haitmann Residence – 2486 Fenno Dr – New Roof – Final – DRB approved Single Family Construction Starts -0

<u>Single Family Final Inspection – 2</u> 2728 Kickinghorse – Final, Compliance deposit request for release 832 Forest Trail – Final, Compliance deposit request for release

Compliance Officer <u>Updates</u> 220 Casteel Ridge - Divide 465 Little Andorra – Divide

Other Business

1:45 p.m. Adjourn

Design Review Board - Minutes Tuesday, 8, August 2017 Minutes to be approved at during September 12, 2017 meeting

Design Review Board September 12, 2017 DRB Agenda

Administrative Offices, 408 Carterville RoadGene Shanahan – ChairpersonDennis Moran – Alternate Board MemberDavid Staat – Board MemberEric Jung -Alternate Board MemberLee Hegner - Board MemberMillie Aldrich – DRB AdministratorJudy LaSpada - Board MemberPaul Miller - Architect DirectorHenry Reed - Board MemberScott Sones - Landscape Arch. Dir.

All times are	approximate and subject to change
8:30 a.m.	Leaving from Administrative office
	Site Visits:
8:50 a.m.	1596 Gore Trail – new construction
	21 Pikes Way – building envelope - garage addition
	1562 / 1510 Red Draw – building envelope amendment / lot line vacate – future

caretaker unit

10:15 a.m.	Call to order Approval of August Minutes Review Agenda - Project overview					
10:45 a.m.	Dolan Residence – 1596 Gore Trail – Pre-design Review Applicant: Shepherd Resources Adam Harrison Architect					
11:30 a.m.	O'Kelly Residence – 722 Granite Springs Trail – Sketch Review					

Applicant: RAL, Bobby Ladd Architect

12:15 p.m. Cumming Residence – 21 Pikes Way – Building Envelope Amendment Applicant: Turnipseed, Brennen Fitzgerald Architect

12:45 p.m. Jung Residence – 1562 / 1510 Red Draw – Building Envelope Amendment / lot line vacate

Applicant: Ceres, Scott Sones Landscape Architect

<u>Staff Updates</u> Active Construction Sites / Build-out Analysis Construction Schedule

Staff Approvals – 7

- Warmuth Residence 37 Stag Gulch Ct windows, doors, color change Final DRB approved
- Wolff Residence 34 Bermuda Dr New Roof Final HOA/DRB approved
- Stetler Residence 8 Penncross Ln New Roof Final HOA/DRB approved
- Lahti Residence 465 Little Andorra Windows / patio door Final DRB approved
- Christenson Residence 253 Bearden Rd hot tub / patio Final DRB approved
- Heard Residence 200 Casteel Ridge New Roof Final DRB approved
- Haitmann Residence 2486 Fenno Dr New Roof Final DRB approved

Single Family Construction Starts – 0

<u>Single Family Final Inspection – 2</u> 49 Kickinghorse – Final, Compliance deposit request for release 1282 Gore Trail – Final, Inspection Report: items to correct

Compliance Officer<u>Updates</u> Bearcat – colors

Other Business

2 p.m. Adjourn

Cordillera Metropolitan District (Consolidated) Balance Sheet 6/30/2017 Unaudited

ASSETS

CASH Alpine Bank Operating Checking Alpine Bank Payroll Checking Cash - Alpine Bank Flex Ben Acct Cash - Alpine Bank CMD MM Petty Cash Cash - Alpine Bank CTF Account Cash - CMD Petty Cash Checking	Total Operating Cash	814,984 360,982 17,574 (1) 200 537 573	1,194,848
ColoTrust - Operating Cash - ColoTrust CMD D.S. Funds Cash - ColoTrust CMMD D.S. Funds Cash - ColoTrust DRB Deposits Cash - Bank One - Lease Proceeds Escrow Cash - Millenium Bank - Wildlife Chk Cash - Millenium Bank - Wildlife CD Charles Schwab MM Cash - ColoTrust Sinking Fund	w Total Cash	3,439,114 1,280,838 628,851 183,709 (51) 73,470 170,660 1,077,769 89,531	6,943,892
OTHER CURRENT ASSETS Accounts Receivable Year End Receivables Allowance for Doubtful Accounts Accounts Receivable - Eq Center Accts Receivable - Eagle County Due to/from CPOA A/R - Employee Advances Prepaid Expenses - Eq Center Property Taxes Receivable	Total Other Current Assets	30,168 25,515 (19,195) 2,261 (40) 188,976 (667) 6,533 6,217,395	6,450,946
FIXED ASSETS Land Road Infrastructure Improvements Equipment - Vehicles Equipment - General Inland Marine Buildings Less: Accumulated Depreciation	Total Fixed Assets	7,285,224 15,602,561 4,527,733 1,905,087 673,017 7,598,511 (21,136,990)	16,455,143

Cordillera Metropolitan District (Consolidated) Balance Sheet 6/30/2017 Unaudited

OTHER ASSETS Bond Refunding Costs Accrued Interest Payable Deferred Issue Premium TOTAL ASSETS	Total Other Assets	27,332 (41,376) (15,972) 	(30,016) 31,014,813
	LIABILITIES & EQUITY		
CURRENT LIABILITIES Accounts Payable Year End Accounts Payable Accounts Payable - Credit Cards Accounts Payable - Credit Cards Accounts Payable - Home Depot Accrued Vacation/Sick Payable Federal Income Tax W/H Payable Cordillera Wildlife Funds Deposits - Equestrian Center Deferred Prop Taxes Receivable Other Deposits		142,750 3,201 (1,009) 257 14,255 174,036 191,805 0 108,423 6,217,395 10,000 _	
	Total Current Liabilities	_	6,861,114
LONG-TERM LIABILITIES Bonds Payable - CMD 2006 Bonds Payable - CMD 2012	Total CMD Bonds Payable	3,530,000 4,900,000 –	8,430,000
Bonds Payable - CMMD 2006 Bonds Payable - CMMD 2015	Total CMMD Bonds Payable	3,365,000 1,445,000 _ _	4,810,000
	Total Long-Term Liabilities	-	13,240,000
TOTAL LIABILITIES		-	20,101,114
Fund Balance - Operating Fund Fund Balance - CMD Debt Service Fund Balance - CMMD Debt Service Fund Balance - Capital Fund Fund Balance - Eques Center Fund Balance - Debt Reserve Fund Assets Net of Debt Fund Balance Wild Life Fund Balance - Water Tank Revenues Over/(Under) Expenditures		1,957,343 162,897 95,740 272,046 167,825 3,185,127 244,130 2,076,152 2,752,439	10,913,699
TOTAL FUND BALANCE			31,014,813
TOTAL LIABILITIES AND FUND BALAN	CE .	=	51,014,015

Cordillera Metropolitan District (Consolidated) Operating/Contractual Obligations Fund Statement of Revenues and Expenditures Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

June 30, 2017					Actual vs. Orig	inal Budget		Percent	\$ Amount
	2016	2017	2017	Actual	Variance		2018	2018 Budget	2018 Budget
	Actual	Original	Projected	Through	Favorable	%	Original	Over (Under)	Over (Under)
	12/31/2016	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Revenues					the network in the second s			5	
Property Taxes Operating	3,532,940	3,740,160	3,740,160	2,936,644	(803,516)	78.5%	3,945,869	5.5%	205,709
Net Property Tax Revenue	3,532,940	3,740,160	3,740,160	2,936,644	(803,516)	78.5%	3,945,869	5.5%	205,709
Specific Ownership Taxes - Operating	289,558	227,000	280,000	125,044	(101,956)	55.1%	280.000	22.20/	52.000
CPOA Administration Fees	1,190,923	1,093,447	1,116,666	273,362	(820,085)	25.0%		23.3%	53,000
Interest Income Operating	25,458	6,406	25,000	16,338	9,932		1,116,760	2.1%	23,313
CVC Public Safety	248,636	295,854	295,854	89,716		255.0%	25,000	290.3%	18,594
Equestrian Center Revenue	210,000	373,256	373,256	161,460	(206,138) (211,796)	30.3% 43.3%	297,664 414,764	0.6% 11.1%	1,810 41,508
Other Revenue									
Sewer Lift Revenue	16,738	10 406	10 400	0	(10, 100)	0.00/	10.100		
Lottery Proceeds	1,541	19,426	19,426	0	(19,426)	0.0%	19,426	0.0%	0
Holy Cross Refunds	7,547	1,600 10,000	1,600	275	(1,325)	17.2%	1,600	0.0%	0
Internal Service Revenue	1,539		10,000	1,202	(8,798)	12.0%	10,000	0.0%	0
Other Revenue	17,239	44,000 489	286	286	(43,714)	0.6%	-	-100.0%	(44,000)
Subtotal Other Revenue	44,604	75,515	489 31,801	2,527	2,038	516.7%	489	0.0%	0
		73,515	31,801	4,289	(71,226)	5.7%	31,515	-58.3%	(44,000)
Public Safety Revenue									
Transponders Revenue	13,155	12,000	12,000	5,910	(6.090)	49.3%	12,000	0.0%	0
Road Impact Fees	5,183	2,000	2,000	3,462	1,462	173.1%	2,000	0.0%	0
Escort Fees	0	150	150	0,102	(150)	0.0%	150	0.0%	0
Trailer Storage Fees	21,920	19,800	19,800	1,720	(18,080)	8.7%	19,800	0.0%	0
Subtotal Public Safety Revenue	40,258	33,950	33,950	11,092	(22,858)	32.7%	33,950	0.0%	0
Total Revenues	5,372,376	5,845,588	5,896,687	3,617,944	(2,227,644)	61.9%	6,145,522	5.1%	299,934
Expenditures			-,,	0,011,011	(_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	011070	0,140,022	5.170	233,334
Admin Wages & Benefits									
Administration Wages	171.100								
Administration Overtime	474,199	502,535	502,535	242,410	260,125	48.2%	442,170	-12.0%	(60,365)
Administration Benefits	(2,720)	2,500	2,500	(2,361)	4,861	-94.5%	6,000	140.0%	3,500
Subtotal Admin Wages & Benefits	82,018	84,668	99,611	32,918	51,750	38.9%	98,164	15.9%	13,496
oubtotal Authin Wayes & Delletits	553,496	589,703	604,646	272,966	316,737	46.3%	546,334	-7.4%	(43,369)
CMD Employee Benefits									
Medicare & State Unemployment	75,941	39,368	39,368	20,868	18,500	53.0%	37,359	-5.1%	(2,009)
Retirement Plan ER Share-401 (a)	161,192	168,333	168,333	81,340	86,993	48.3%	159,744	-5.1%	(8,589)
Retirement Plan ER Share-457	11,859	16,300	16,300	5,625	10,675	34.5%	16,300	0.0%	0
Workers Compensation	93,629	80,350	112,822	112,822	(32,472)	140.4%	116,409	44.9%	36,059
Wellness Program		19,600	19,600		19,600	0.0%	17,600	-10.2%	(2,000)
Life & Disability Insurance		20,665	20,665		20,665	0.0%	18,702	-9.5%	(1,963)
Health Insurance Premiums	362,328	299,625	378,000	184,066	115,559	61.4%	475,986	58.9%	176,361
Benefits Allocated	(633,181)	(627,941)	(738,788)	(192,655)	(435,286)	30.7%	(825,800)	31.5%	(197,859)
Subtotal CMD Employee Benefits	71,769	16,300	16,300	212,066	(195,766)	1301.0%	16,300	0.0%	0
Treasurers Fees	106,220	112,205	163 112,205	88,132	24,073	78.5%	118,376	5.5%	6,171

Cordillera Metropolitan District (Consolidated) Operating/Contractual Obligations Fund Statement of Revenues and Expenditures Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through

Jur

un	e 30, 2017	2016	2017	2017	Actual	Actual vs. Origi	inal Budget	2019	Percent	\$ Amount
		Actual	Original		Actual	Variance	0/	2018	2018 Budget	2018 Budget
		12/31/2016	Budget	Projected Actual	Through 6/30/2017	Favorable (Unfavorable)	% Spent	Original Budget	Over (Under) 2017 Budget	Over (Under) 2017 Budget
	Audit & Accounting Fees	46,557	CONTRACTOR OF THE ADDRESS OF THE OWNER O	CONTRACTOR AND A DEVELOPMENT OF THE CARD O	The second s	CHARLING AND INCOME AND IN THE ADDRESS OF THE ADDRE	STATE OF TAXABLE PARTY OF TAXABLE PARTY OF TAXABLE PARTY.	A DESCRIPTION OF THE OWNER WITH THE OWNE	THE OTHER CHARGEST CARD DAY MANY MARKED AND PERSON OF MICH.	CONTRACTOR & ROTATION PROVIDENCES AND ADDRESS OF TAXABLE
	Insurance-Property/Casualty	66,202	39,500 72,839	39,500	26,550	12,950	67.2%	141,500	258.2%	102,000
	Legal-General	258,038		72,839	74,099	(1,260)	101.7%	72,839	0.0%	0
	MIS & Computer Fees		206,000	206,000	104,698	101,302	50.8%	206,000	0.0%	0
	into a compater rees	45,336	50,925	50,925	30,935	19,990	60.7%	60,437	18.7%	9,512
	Utilities - Administration	9,812	12,410	12,410	4,159	8,251	33.5%	13,000	4.8%	590
	Electric	33,411	25,600	25,600	15,165	10,435	59.2%	27,239	6.4%	1,639
	Gas	9,438	11,746	11,746	8,868	2,878	75.5%	12,296	4.7%	550
	Water	16,629	14,336	14,336			31.5%		0.9%	
	Trash	12,834	11,264		4,521	9,815	67.3%	14,465		129
	T don	12,004	11,204	11,264	7,580	3,684	07.3%	9,363	-16.9%	(1,901)
	Other Admin Operating Expenses									
	Board Meeting Expenses	9,685	9,800	9,800	3,049	6,751	31.1%	11,610	18.5%	1,810
	Strategic Initiatives	0,000	120,000	166,439	52,482	0,701	01.170	20,000	-83.3%	(100,000)
	Election Expense	4,172	3,944	3,944	1,040	2,904	26.4%	12,046	205.4%	8,102
	Facility Study	4,172	2,500	2,500	1,040	2,504	20.470	2,500	0.0%	0
	Community Day		2,500	2,500				2,500	0.0%	0
	Dues & Subscriptions	10,392	12,229	12,229	9 0 4 1	2 200	73.1%	11,253		-
	Drug/Alcohol/CDOT Testing	459	2,294		8,941	3,288	-3.8%		-8.0%	(976)
	Employee Recruitment	14,207	14,436	2,294	(86)	2,380		2,452	6.9%	158
	Safety Program	1,526	3,000	14,436	6,801	7,635	47.1%	20,913	44.9%	6,477
	Benefits Consultant	15,000		3,000	439	2,561	14.6%	3,303	10.1%	303
	Employee Morale & Welfare	14,083	15,000	15,000	8,750	6,250	58.3%	15,000	0.0%	0
	HR & Comp Analysis		33,500	33,500	4,682	28,818	14.0%	36,674	9.5%	3,174
	Seminars & Education	2	00.005	00.005	200	(200)	10.00/	00.000	#DIV/0!	0
	Background Checks	21,977	30,335	30,335	12,363	17,972	40.8%	36,000	18.7%	5,665
	Payroll Administration	2,593	1,625	1,625	1,091	534	67.2%	1,500	-7.7%	(125)
		31,700	24,844	24,844	5,471	19,373	22.0%	25,613	3.1%	769
	Bad Debt Expense	0	05.070		0	0			#DIV/0!	0
	Miscellaneous Office Equipment	26,365	25,670	25,670	22,073	3,597	86.0%	42,000	63.6%	16,330
	Office Supplies	14,480	17,810	17,810	5,591	12,219	31.4%	18,787	5.5%	977
	Paying Agent & Bank Fees	4,635	9,688	9,688	2,095	7,593	21.6%	9,688	0.0%	0
	Postage & Courier	3,962	4,470	4,470	1,212	3,258	27.1%	4,470	0.0%	0
	Printing	1,653	245	245	208	37	84.8%	925	277.6%	680
	Copier Maintenance	6,501	6,227	6,227	2,563	3,664	41.2%	6,227	0.0%	0
	Travel & Entertainment	1,654	2,000	2,000	1,188	812	59.4%	2,000	0.0%	0
	Communications Expense	61,074	-	-	0	0		-	#DIV/0!	0
	Telephone Expense G&A	31,132	29,120	29,120	14,559	14,561	50.0%	28,880	-0.8%	(240)
	Subtotal Other Admin Operating Expenses	277,251	371,237	417,676	154,710	144,008	41.7%	314,341	-15.3%	(56,896)
	Subtotal Administrative Expenses	1,506,993	1,534,065	1,595,447	1,004,449	457,098	65.5%	1,552,490	1.2%	18,426
	Community Operations Wages & Benefits									
	Community Operations Wages & Benefits	727 004	750 404	750 404	007 405	200.070	40 40/	750 004	0.004	(4
	Community Operations Overtime	737,984	758,161	758,161	367,185	390,976	48.4%	753,391	-0.6%	(4,770)
	Community Operations Overtime Community Operations Benefits	32,493	50,000	50,000	22,046	27,954	44.1%	50,000	0.0%	0
	Subtotal CommOps Wages & Benefits	207,811	199,060	234,194	57,897	141,163	29.1%	285,594	43.5%	86,534
	Subtotal Commops wages & Benefits	978,289	1,007,221	1,0426355	447,128	560,093	44.4%	1,088,985	8.1%	81,764

Cordillera Metropolitan District (Consolidated) Operating/Contractual Obligations Fund Statement of Revenues and Expenditures Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through

Jun

une	30, 2017					Actual vs. Origi	nal Budget		Percent	\$ Amount
		2016	2017	2017	Actual	Variance		2018	2018 Budget	2018 Budget
		Actual	Original	Projected	Through	Favorable	%	Original	Over (Under)	Over (Under)
	_	12/31/2016	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
	Flowers Maintenance	110,969	109,942	109,942	63,790	46,152	58.0%	115,543	5.1%	5,601
	Mowing & Irrigation	53,185	53,715	53,715	6,033	47,682	11.2%	65,095	21.2%	11,380
	Engineering	8,698	11,280	11,280	1,827	9,453	16.2%	11,280	0.0%	0
	Roads - Snow & Maintenance									
	Road Shoulders/Drainage Maintenance	476	11,216	11,216	15,938	(4,722)	142.1%	11,216	0.0%	0
	Asphalt Patch/Crack Seal	18,551	29,670	29,670	24,115	5,555	81.3%	29,759	0.3%	89
	Cinders, Gravel, Chemicals	72,862	55,803	55,803	35,668	20,135	63.9%	55,803	0.0%	0
	Road Maintenance	6,472	9,290	9,290	0	9,290	0.0%	9,290	0.0%	0
	Leased Loader	20,784	22,800	22,800	7,900	14,900	34.6%	25,550	12.1%	2,750
	Subtotal Roads - Snow & Maintenance	119,145	128,779	128,779	83,621	45,158	64.9%	131,618	2.2%	2,839
	CommOps Other Operating Expenses									
	Repair & Maintenance-Radios	2,351	-	7,193	6,437	(6,437)		1,358	#DIV/0!	1,358
	Saftey Supplies	1,397	1,720	1,720	532	1,188	30.9%	1,720	0.0%	0
	Uniforms-Community Operations	7,499	9,965	9,965	3,332	6,633	33.4%	9,596	-3.7%	(369)
	Street & Holiday Lights	2,369	4,337	4,337	2,063	2,274	47.6%	11,480	164.7%	7,143
	Street Signage	10,884	12,486	12,486	6,841	5,645	54.8%	12,471	-0.1%	(15)
	Repairs & Maintenance	19,323	15,884	19,800	12,542	3,342	79.0%	21,318	34.2%	5,434
	Parts & Supplies - Facilities	9,194	10,614	12,000	7,995	2,620	75.3%	12,194	14.9%	1,580
	Parts & Supplies - Maintenance	4,525	4,693	4,693	1,576	3,117	33.6%	4,719	0.6%	26
	Sewer Lift Station Expense	16,697	19,426	19,426	9,296	10,130	47.9%	19,426	0.0%	0
	Subtotal Other CommOps Operating Expenses	74,238	79,125	91,620	50,613	28,512	64.0%	94,282	19.2%	15,157
	Natural Resource Management									
	Free/Pest Removal	18,362	13,405	13,405	12,000	1,405	89.5%	18,275	36.3%	4,870
	Mosquito Control	461	1,350	1,350	12,000	1,350	0.0%	1,350	0.0%	0
	Weed Control	20,785	36,000	36,000	0	36,000	0.0%	39,850	10.7%	3,850
	Subtotal Natural Resource Management	39,607	50,755	50,755	12,000	38,755	23.6%	59,475	17.2%	8,720
	Equipment Maintenance & Repair									
	Equipment Rental	137	15,070	15,070	11,825	3,245	78.5%	1,615	-89.3%	(13,455)
	Fuels & Fluids	69,580	84,261	84,261	35,772	48,489	42.5%	83,494	-0.9%	(767)
	Parts & Supplies-Equipment	129,735	128,309	128,309	64,680	63,629	50.4%	132,732	3.4%	4,423
	Major Repairs-Equipment	10,753	15,000	15,000	04,000	15,000	0.0%	15,000	0.0%	0
	Subtotal Equipment Maintenance & Repair	210,205	242,640	242,640	112,276	130,364	46.3%	232,841	-4.0%	(9,799)
	Recreation	0.500			-	0				
	Community Events	2,500	-	-	0	0		-		
	Ski Shuttle Program	0 470	-	-	007	0.404	0.00/	-	16 70/	447
	Community Parks	6,178	2,671 4,539	2,671	237	2,434	8.9%	3,118	16.7%	447
	Trail Maintananaa		4.539	4,539	5,139	(600)	113.2%	4,839	6.6%	300
	Trail Maintenance	3,766				7 070	CO 70/	10 000	0.00/	0
	Nordic Trail Maintenance	18,000	18,000	18,000	10,928	7,072	60.7%	18,000	0.0%	0
						7,072 8,906 915,074	60.7% 64.7% 46.4%	18,000 25,957 1,825,076	0.0% 3.0% 6.8%	0 747 116,409

Cordillera Metropolitan District (Consolidated) Operating/Contractual Obligations Fund Statement of Revenues and Expenditures Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

June 30, 2017					Actual vs. Origi	inal Budget		Percent	\$ Amount
	2016	2017	2017	Actual	Variance	1	2018	2018 Budget	2018 Budget
	Actual	Original	Projected	Through	Favorable	%	Original	Over (Under)	Over (Under)
	12/31/2016	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Public Safety Wages	740,847	789,459	789,459	372,390	417,069	47.2%	730,678	-7.4%	(58,781)
Public Safety Overtime	70,411	25,000	25,000	24,718	282	98.9%	25,000	0.0%	0
Public Safety Benefits	237,701	224,893	264,587	73,267	151,626	32.6%	286,883	27.6%	61,990
Subtotal Public Safety Wages & Benefits	1,048,959	1,039,352	1,079,046	470,375	568,977	45.3%	1,042,561	0.3%	3,209
Utilities -Public Safety	15,755	17,694	17,694	8,677	9,017	49.0%	18,168	2.7%	474
Other Publilc Safety Operating Expenses									
Maintenance & Repairs - Gates	3,676	4,850	4,850	777	4,074	16.0%	4,738	-2.3%	(112)
Contracted Patrols							98,098	NEW	
Supplies-Public Safety	5,868	7,710	7,710	381	7,329	4.9%	7,410	-3.9%	(300)
Signage	433	750	750	(1,662)	2,412	-221.6%	750	0.0%	0
Sticker Program	1,469	1,490	1,490	0	1,490	0.0%	1,449	-2.8%	(41)
Transponders/Proximity Cards	15,439	12,159	12,159	9,080	3,079	74.7%	12,159	0.0%	0
Uniforms-Public Safety	8,237	10,996	10,996	1,825	9,171	16.6%	11,495	4.5%	499
Subtotal Other Public Safety Opex	35,122	37,955	37,955	10,400	27,555	27.4%	136,099	258.6%	98,144
Subtotal Public Safety	1,099,836	1,095,001	1,134,695	489,451	605,550	44.7%	1,196,828	9.3%	101,827
Equestrian Center Expenditures		307,561	307,561	167,713	139,848	54.5%	364,402	18.5%	56,841
Total Expenditures	4,231,608	4,645,293	4,793,999	2,455,206	2,117,569	52.9%	4,938,796.07	6.3%	293,503
-									
Revenue Over (Under) Expenditures	1,140,768	1,200,294	1,102,688	1,162,738	(110,075)	96.9%	1,206,726	0.5%	6,431
Other Financing Sources (Uses)									
Transfer from Equestrian Fund			146,868	146,868	146,868				
Transfer to Capital Projects Fund	(1,250,000)	(1,182,000)	(1,182,000)	(1,182,000)	0	100.0%	(1,253,818)	6.1%	71,818
Total Other Financing Sources (Uses)	(1,250,000)	(1,182,000)	(1,035,132)	(1,035,132)	(146,868)	87.6%	(1,253,818)		
Revenue Over (Under) Expenditures	(109,232)	18,294	67,556	127,606			(47,092)	-357.4%	65,387
Beginning Fund Balance	2,066,575	1,957,343	1,957,343	1,957,343			2,024,899		
Ending Fund Balance	1,957,343	1,975,638	2,024,899	2,084,949		-	1,977,807		
						-			

Cordillera Metropolitan District (Consolidated)

Debt Service Fund - CMD

Statement of Revenues and Expenditures

Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through

June 30, 2017					Actual vs. Orig	ginal Budget			
						Actual		Percent	\$ Amount
		2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	2016	Original	Projected	Through	Favorable	Received or	Original	Over (Under)	Over (Under)
	Actual	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Revenues									
Property Taxes CMD Debt Service	1,750,181	1,683,211	1,683,211	1,349,458	(333,753)	80%	1,683,211	0.0%	-
Tap Fee Revenue	12,494			11,066	11,066				-
CMD Debt Service Interest	8,950	883	8,000	850	(33)	96%	8,000	806.0%	7,117
Total Revenues	1,771,626	1,684,094	1,691,211	1,361,375	(322,719)	81%	1,691,211	0.4%	7,117
Expenditures									
Treasurers Fees CMD DS	E0 E00	50,400	50.400	10 100	0.000	000/	50 400	0.00/	
Treasurers Fees CMD DS	52,589	50,496	50,496	40,498	9,999	80%	50,496	0.0%	-
Debt Service	2,038,675	2,036,022	2,036,022	142,550	1,893,472	7%	2,009,420	-1.3%	(26,602)
Total Expenditures	2,091,264	2,086,518	2,086,518	183,047	1,903,471	9%	2,059,916	-1.3%	(26,602)
Revenue Over (Under) Expenditures	(319,638)	(402,424)	(395,307)	1,178,327	1,580,751	-293%	(368,705)	-8.4%	33,719
T									
Transfer from CPOA	333,157	223,101	223,101	0	(223,101)	0%	273,101	22.4%	50,000
Transfer from Reserve Fund		76,896	76,896				52,825	-31.3%	(24,071)
Total Other Financing Sources (Uses)	333,157	299,997	299,997	0	(223,101)	0%	325,926	8.6%	25,929
Change in Fund Balance	13,519	(102,427)	(95,310)	1,178,327	1,280,754	-1150%	(42,779)		
Beginning Fund Balance	149,378	162,897	162,897	162,897	0	100%	67,586		
Ending Fund Balance	162,897	60,469	67,586	1,341,224	1,280,754	2218%	24,807	-	
								-	
Assessed Valuation	66 294 440	00.025.260					76 040 470	4.00/	
Mills Levied	66,284,440 25,740	80,935,260					76,940,470 21.877	-4.9%	
	25.740	20.797					21.0//	5.2%	

Cordillera Metropolitan District (Consolidated)

Debt Service Fund - CMMD

Statement of Revenues and Expenditures

Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through

June 30, 2017	2017,71010011112	rmough			Actual vs. Or	iginal Budget			
						Actual		Percent	\$ Amount
		2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	2016	Original	Projected	Through	Favorable	Received or	Original	Over (Under)	Over (Under)
	Actual	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Revenues	The second statement of a subsection of the second		SUR DURANCE HIT THINK A PROJUGATION						
Property Taxes CMMD Debt Service	771,895	794,161	794,161	583,915	(210,246)	74%	794,161	0.0%	0
Tap Fee Revenue	24,106			0	0		,	#DIV/0!	0
CMMD Debt Service Interest	6,037	200	200	611	411	306%	200	0.0%	0
Total Revenues	802,038	794,361	794,361	584,526	(209,835)	74%	794,361	0.0%	0
Expenditures									
Treasurers Fees CMMD DS	23,273	23,825	23,825	17,529	6,295	74%	23,825	0.0%	0
Total Debt Service	863,348	985,491	985,491	105.246	880,245	11%	978.011	-0.8%	0
Total Expenditures	886,621	1,009,316	1,009,316	122,775	886,541	12%	1,001,836	-0.8%	(7,480) (7,480)
		.,,		122,770	000,041	14.70	1,001,000	0.170	(7,400)
Revenue Over (Under) Expenditures	(84,583)	(214,955)	(214,955)	461,751	676,706	-215%	(207,475)	-3.5%	7,480
Other Financing Sources (Uses)									
Transfer from CPOA	44,453	176,899	176,899	0	(176,899)	0%	126,899	-28.3%	(50,000)
Transfer from Reserve Fund		38,104	38,104	0	(170,099)	076	120,035	-100.0%	(38,104)
Total Other Financing Sources (Uses)	44,453	215,003	215,003	0	(176,899)	0%	126,899	-41.0%	(88,104)
			,		(110,000)	0.00		11.070	(00,101)
Change in Fund Balance	(40,130)	48	48	461,751	461,703	958586%	(80,576)		
Beginning Fund Balance	135,870	95,740	95,740	95,740	0	100%	95,788		
Ending Fund Balance	05 740	05 700	05 700	557 404	101 700	5000/	45.040		
- indiance :	95,740	95,788	95,788	557,491	461,703	582%	15,213		
Assessed Valuation	16,221,240	19,146,270					19,929,680	4.1%	
Mills Levied	54.928	41.479					39.848	-3.9%	

Cordillera Metropolitan District (Consolidated) Debt Service Fund - 2002 Bond Reserve Statement of Revenues and Expenditures

Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through

June 30, 2017	,	2			Actual vs. Or	iginal Budget Actual		Percent
	2016 Actual	2017 Original Budget	2017 Projected Actual	Actual Through 6/30/2017	Variance Favorable Unfavorable	% Received or	2018 Original Budget	2018 Budget Over (Under) 2017 Budget
Revenues	207			0	0			
Sinking Fund - Chaveno Interest Income	327			0	0			
Total Revenues	327	0	0	0	0		0	
Transfer From CPOA Transfer to Debt Service Funds Total Other Financing Sources (Uses)	22,390	(115,000) (115,000)	(115,000) (115,000)	0	0 115,000 115,000		(52,825) (52,825)	<u>(1)</u> -54.07%
Revenue Over (Under) Expenditures	22,717	(115,000)	(115,000)	0	115,000		(52,825)	-0.540652174
Beginning Fund Balance	145,108	167,825	167,825	167,825	0		52,825	
Ending Fund Balance	167,825	52,825	52,825	167,825	115,000		(0)	

Cordillera Metropolitan District (Consolidated) Capital Projects Fund Statement of Revenues and Expenditures

Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

Revenues	2016 Actual	2017 Original Budget	2017 Projected Actual	Actual Through 6/30/2017	Actual vs. Or Variance Favorable (Unfavorable)	iginal Budget Actual % Received or Spent	2018 Original Budget	Percent 2018 Budget Over (Under) 2017 Budget	\$ Amount 2018 Budget Over (Under) 2017 Budget
Bearcat Stables Improvements Cordillera Preservation Found. Donation Sale of Equipment	7,550 0 0	-	-	4,426 0 0	4,426 0		-		-
Total Revenues	7,550	0	0	4,426	4,426	#DIV/0!	0		
Expenditures 2016 Projects - Combined 2018 Projects Budgeted CommOps Building Foundation Repair Summit Tent Heavy Equipment - 2017 Capex Eques Ctr Remodel - 2017 Capex Admin Carpet - 2017 Capex Admin Windows - 2017 Capex Eques Footing - 2017 Capex Road Repair Street Light LED - 2017 Capex Gate Replacement - 2017 Capex Call Box Replacement - 2017 Capex Radio Replacement - 2017 Capex Rekey Buildings - 2017 Capex Remodel Gate Houses - 2017 Capex Guardrail Replacement - 2017 Capex	1,179,580	334,472 10,000 23,000 3,000 12,090 695,810 35,000 15,800 36,000 12,000 18,865 6,000 40,000	50,000 334,472 10,761 21,441 4,288 12,090 695,810 35,000 15,800 36,000 12,000 18,865 7,261 41,500 85,100	26,150 0 149,074 10,761 21,441 4,288 0 24,382 25,025 0 28,096 0 7,261 10,029 2,177	(26,150) 0 185,398 (761) 1,559 (1,288) 12,090 671,428 9,975 15,800 7,904 12,000 18,865 (1,261) 29,971 (2,177)	45% 108% 93% 143% 0% 72% 0% 78% 0% 0% 121% 25%	1,327,477		
Total Expenditures	1,179,580	1,242,037	1,380,388	308,685	158,487	25%	1,327,477	6.9%	85,440
	(1,172,029)	(1,242,037)	(1,380,388)	(304,259)	1,076,129	24%	(1,327,477)	6.9%	(85,440)
Transfer from General Fund Total Other Financing Sources (Uses)	1,250,000 1,250,000	1,182,000 1,182,000	1,182,000 1,182,000	1,182,000	0	100% 100%	1,253,818 1,253,818	6.1%	71,818
Revenue Over (Under) Expenditures	77,971	(60,037)	(198,388)	877,741	937,778	-1462%	(73,659)	22.7%	(13,622)
Beginning Fund Balance	194,075	272,046	272,046	272,046	0	100%	73,658		
Ending Fund Balance	272,046	212,009	73,658	1,149,787	1,076,129	542%	(1)		
				and a state of the state of the state					

Cordillera Metropolitan District (Consolidated) Water Enterprise Statement of Revenues and Expenditures Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

	2016 Actual	2017 Original Budget	2017 Projected Actual	Actual Through 6/30/2017	Actual vs. Or Variance Favorable Unfavorable	iginal Budget Actual % Received or Spent	2018 Original Budget	Percent 2018 Budget Over (Under) 2017 Budget
Revenues Water Usage Fees Water Tap Fees	254,128	247,000	107,130	107,014	(139,986) 0	43%	247,000	0.0% See Debt Svc Funds
Total Revenues	254,128	247,000	107,130	107,014	(139,986)	43%	247,000	0.0%
Revenue Over (Under) Expenditures	254,128	247,000	107,130	107,014	(139,986)	43%	247,000	0.0%
Beginning Fund Balance	1,822,024	2,076,152	2,076,152	2,076,152	0		2,183,282	
Ending Fund Balance	2,076,152	2,323,152	2,183,282	2,183,166	(139,986)		2,430,282	

Cordillera Metropolitan District (Consolidated)

Equestrian Center

Statement of Revenues and Expenditures

Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

					Actual vs. Ori	CONTRACTOR OF A DESCRIPTION OF A DESCRIP			
						Actual		Percent	\$ Amount
		2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	2016	Original	Projected	Through	Favorable	Received or	Original	Over (Under)	Over (Under)
	Actual	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Revenues									
Boarding Stall Revenue	187,394	218,405	218,405	95,110	(123,295)	44%	219,030	0.3%	625
Paddock Revenue	114,122	150,000	150,000	64,290	(85,710)	43%	158,790	5.9%	8,790
Other EQ Ctr Revenue	3,919	4.851	4,851	2,060	(2,791)	42%	36,944	661.6%	32,093
Total Revenues	305,435	373,256	373,256	161,460	(211,796)	43%	414,764	11.1%	41,508
				- the second second	1-111007				
Expenditures									
Equestrian Center Wages	135,321	134,049	134,049	75,850	58,199	57%	142,410	6.2%	8,361
Equestrian Center Overtime	6,143	-	-	1,620	(1,620)		6,000		6,000
Benefits	32,226	36,963	36,963	5,884	31,079	16%	56,027	51.6%	19,064
Subtotal Wages & Benefits	173,690	171,012	171,012	83,355	87,657	49%	204,437	19.5%	33,425
oubtotal Huges a perions	170,000	171,012	171,012	00,000	07,007	4070	204,457	19.570	
Office Supplies	404	1,469	1,469	150	1,319	10%	1,454	-1.0%	0
Advertising	3,989	11,110	11,110	3,298	7,812	30%			(15)
	3,969			- 10/			11,110	0.0%	0
Training	-	290	290	49	241	17%	-	-100.0%	(290)
Admin Fee (Internal Service Fee)	0	-	-	0	0		-		0
Bad Debt Expense	0			691					0
CMD Horses		- 11 - Fair San (12)					18,000	NEW	
Uniforms	1,291	1,686	1,686	(190)	1,876	-11%	1,507	-10.6%	(179)
Subtotal Administrative Expenses	5,684	14,555	14,555	3,998	11,248	27%	32,071	120.3%	17,516
Manure Disposal	9,347	6,501	6,501	7,118	(617)	109%	7,705	18.5%	1,204
Grain	4,660	4,829	4,829	1,808	3,021	37%	4,829	0.0%	0
Нау	36,984	43,380	43,380	43,376	4	100%	46,720		
Footing	00,004	40,000	40,000	40,070	4	100%		7.7% NEW	3,340
Shavings	12,612	13,281	13,281	5,358	7 002	100/	7,516		0.005
Subtotal Boarding Expenses					7,923	40%	17,186	29.4%	3,905
Subtotal boarding Expenses	63,603	67,991	67,991	57,660	10,331	85%	83,956	23.5%	15,965
Maintenance	19,034	24,825	24,825	8,403	16,422	34%	16,244	-34.6%	(8,581)
Electric	8,847	11,998	11,998	5,021	6,977	42%	10,296	-14.2%	(1 700)
Gas	9,065	12,529	12,529	7,584	4,945	61%	12,517	-0.1%	(1,702)
Trash	792	969	969	548	4,545	57%	997	2.9%	(12)
Water	2,962	3,682	3,682						28
Subtotal Utilities	2,562	29,178	29,178	1,145 14,298	2,537 14,880	31% 49%	3,884	5.5%	202
	21,000	20,110	20,170	14,200	14,000	4370	27,694	-5.1%	(1,484)
Total Operating Expenses	283,676	307,561	307,561	167,713	140,539	55%	364,402	18.5%	56,841
Net Operating Revenue	21,758	65,695	65,695	(6,254)	(71,257)	-10%	50,362	-23.3%	(15,333)
			Closed Fu	nd 1 /1 2017					(,)
Transfer to the General Fund			-146868						
Beginning Fund Balance	125,110		146,868						
Ending Fund Balance	146,868		0						
	the second	and the second se	A REAL PROPERTY AND A REAL PROPERTY.					Contraction in the second s	the second s

Cordillera Property Owners Association Balance Sheet 6/30/2017 Unaudited

ASSETS

CASH

Cash and Investment Accounts - Deta Operating Checking Alpine Bank Cash - Short Course Money Market - Alpine - Replacement Fu Money Market - Paine Webber Charles Schwab MM		709,765 93,638 93,881 40 1,000,844	
Alpine Bank - RETA Account		3,198,087	
	Total Cash	-	5,096,255
OTHER CURRENT ASSETS Due to/from CMD Petty Cash Accounts Receivable Vail Club Receivables Year End Receivables Allowance for Doubtful Accounts DRB Fines Receivable Prepaid Expenses Assets - Short Course AR Clearing		(189,176) 200 388,790 64,185 0 (1,996) 5,000 18,626 15,466 751	
	Total Other Current Assets	_	301,846
	Total Current Assets	_	5,398,101
FIXED ASSETS Equipment Accumulated Depreciation Accumulated Depreciation Leasehold Improvements - Vail Club Market/Post Office		52,894 (357,734) (560,211) 569,689 1,075,734	
	Total Fixed Assets less Depreciation	_	780,372
Total Assets		=	6,178,473
	LIABILITIES & EQUITY		
CURRENT LIABILITIES DRB Interest Payable DRB Deposits DRB Deposits Gratuities Payable Liabilities - Short Course Year End Payables Accounts Payable Accounts Payable - Credit Cards Deposits		15,298 571,592 2,598 6,350 4,082 18,600 50,379 6,435 6,667	
	Total Current Liabilities	_	682,000
<i>Fund Balance</i> Investment in Fixed Assets Capital Reserve - Operating Fund Revenues Over/(Under) Expenditures	Total Fund Balance	780,372 3,050,191 1,665,910	5,496,473
Total Liabilities and Equity		-	6,178,473

CPOA Budget Report - Income Statement Staff Report	2016 Actual	2017 Original Budget	2017 Projected Actual	YTD Actual Through 6/30/2017	Actual vs. Orig Variance Favorable (Unfavorable)	ginal Budget Actual % Received or Spent	2018 Original Budget	% 2018 Budget Over (Under) 2017 Budget	\$ Amount 2018 Budget Over (Under) 2017 Budget
Revenues	Contact of the second point with the second second				(
Assessments	2,366,000	2,371,600	2,363,200	2,363,200	(8,400)	99.6%	2,363,200	0.0%	_
Assessment Discounts	(224,700)	(224,400)	(224,400)	(216,300)	8,100	96.4%	(224,400)	0.0%	-
Net Assessments	2,141,300	2,147,200	2,138,800	2,146,900	(300)	100.0%	2,138,800	0.0%	-
Communications Contributions	61,074	-		0	0		-		-
DRB Review Fees	69,026	62,000	62,000	6,600	(55,400)	10.6%	62,000	0.0%	-
Vail Gondola Club	660,906	644,752	644,752	481,546	(163,206)	74.7%	648,815	0.6%	4,063
Community Accests									
Community Assets Short Course	130,940	6	84,506		(6)	0.0%	-	-100.0%	(94 506)
Athletic Center	2,265	1,750	1,750	3,137	1,387	179.3%	1,750	-100.0%	(84,506)
Trailhead	82,415	85,200	85,200	1,380	(83,820)	1.6%	89,045	4.5%	3,845
Subtotal Community Assets	215,620	86,956	171,456	4,517	(82,439)	5.2%	90,795	-47.0%	(80,661)
Castolal Commany Accord	210,020	00,000		1,011	(02,400)	0.270	50,755	-47.070	(00,001)
Other Revenue									
Interest Income	1,287	1,000	1,000	0	(1,000)	0.0%	1,000	0.0%	-
Late Fees, penalty Interest and Other Revenue	38,677	50,000	50,000	9,159	(40,841)	18.3%	50,000	0.0%	-
Fishing Program Revenues	500		1,500	1,500	1,500			-100.0%	(1,500)
Market & Café Revenue	11,500	13,200	13,200	5,500	(7,700)	41.7%	13,200	0.0%	-
Fishing & Recreation Contribution	3,608	3,670	3,670	494	(3,176)	13.5%	3,670	0.0%	-
Sales Center Lease	41,080	41,080	41,080	20,527	(20,553)	50.0%	41,080	0.0%	-
Subtotal Other Revenue	96,651	108,950	110,450	37,180	(71,770)	34.1%	108,950	-1.4%	(1,500)
Total Revenues	2 244 577	2 040 959	2 4 27 450	2 676 742	(272 440)	07.00/	2 0 40 200	0.5%	(70.000)
Total Revenues	3,244,577	3,049,858	3,127,458	2,676,742	(373,116)	87.8%	3,049,360	-2.5%	(78,098)
Expanses									
LADCII3C3									
Expenses Administration Contract CMD	1,190,923	1,093,447	1,116,666	273,362	820.085	25.0%	1,116,760	0.0%	94
Administration Contract CMD				273,362 12,738	820,085 15,787	25.0% 44.7%	1,116,760 28,560	0.0% 0.1%	94 35
•	1,190,923 26,270 125,964	1,093,447 28,525 151,308	1,116,666 28,525 151,308	273,362 12,738 74,258		25.0% 44.7% 49.1%	1,116,760 28,560 154,964	0.0% 0.1% 2.4%	94 35 3,656
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program	26,270	28,525	28,525	12,738	15,787	44.7%	28,560	0.1%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses	26,270 125,964	28,525 151,308	28,525 151,308	12,738 74,258	15,787 77,050	44.7% 49.1%	28,560 154,964	0.1% 2.4%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees	26,270 125,964 11,657	28,525 151,308 9,600	28,525 151,308 9,600	12,738 74,258 1,993	15,787 77,050 7,607	44.7% 49.1% 20.8%	28,560 154,964 9,600	0.1% 2.4% 0.0%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees	26,270 125,964	28,525 151,308	28,525 151,308	12,738 74,258 1,993 3,114	15,787 77,050	44.7% 49.1%	28,560 154,964	0.1% 2.4%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees	26,270 125,964 11,657 4,188	28,525 151,308 9,600 2,070	28,525 151,308 9,600 2,070	12,738 74,258 1,993 3,114 757	15,787 77,050 7,607 (1,044)	44.7% 49.1% 20.8% 150.4%	28,560 154,964 9,600 2,070	0.1% 2.4% 0.0% 0.0%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses	26,270 125,964 11,657 4,188 304	28,525 151,308 9,600 2,070 660	28,525 151,308 9,600 2,070 660	12,738 74,258 1,993 3,114 757 168	15,787 77,050 7,607 (1,044) 492	44.7% 49.1% 20.8% 150.4% 25.5%	28,560 154,964 9,600 2,070 660	0.1% 2.4% 0.0% 0.0%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees	26,270 125,964 11,657 4,188 304 826	28,525 151,308 9,600 2,070 660 4,700	28,525 151,308 9,600 2,070 660 4,700	12,738 74,258 1,993 3,114 757 168 0	15,787 77,050 7,607 (1,044) 492 4,700	44.7% 49.1% 20.8% 150.4% 25.5% 0.0%	29,560 154,964 9,600 2,070 660 4,700	0.1% 2.4% 0.0% 0.0% 0.0%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB Administration	26,270 125,964 11,657 4,188 304 826 48,245	28,525 151,308 9,600 2,070 660 4,700 50,400	28,525 151,308 9,600 2,070 660 4,700 50,400	12,738 74,258 1,993 3,114 757 168 0 21,313	15,787 77,050 7,607 (1,044) 492 4,700 29,087	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3%	28,560 154,964 9,600 2,070 660 4,700 50,400	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0%	35 3,656 - - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees	26,270 125,964 11,657 4,188 304 826	28,525 151,308 9,600 2,070 660 4,700	28,525 151,308 9,600 2,070 660 4,700	12,738 74,258 1,993 3,114 757 168 0	15,787 77,050 7,607 (1,044) 492 4,700	44.7% 49.1% 20.8% 150.4% 25.5% 0.0%	29,560 154,964 9,600 2,070 660 4,700	0.1% 2.4% 0.0% 0.0% 0.0%	35
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB Administration	26,270 125,964 11,657 4,188 304 826 48,245	28,525 151,308 9,600 2,070 660 4,700 50,400	28,525 151,308 9,600 2,070 660 4,700 50,400	12,738 74,258 1,993 3,114 757 168 0 21,313	15,787 77,050 7,607 (1,044) 492 4,700 29,087	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3%	28,560 154,964 9,600 2,070 660 4,700 50,400	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0%	35 3,656 - - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses	26,270 125,964 11,657 4,188 304 826 48,245	28,525 151,308 9,600 2,070 660 4,700 50,400	28,525 151,308 9,600 2,070 660 4,700 50,400	12,738 74,258 1,993 3,114 757 168 0 21,313	15,787 77,050 7,607 (1,044) 492 4,700 29,087	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3%	28,560 154,964 9,600 2,070 660 4,700 50,400	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0%	35 3,656 - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses Other Operating Expenses	26,270 125,964 11,657 4,188 304 826 48,245 65,219	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430	12,738 74,258 1,993 3,114 757 168 0 21,313 27,345	15,787 77,050 7,607 (1,044) 492 4,700 29,087 40,085	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3% 40.6%	28,560 154,964 9,600 2,070 660 4,700 50,400 67,430	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0%	35 3,656 - - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses Other Operating Expenses Insurance Expenses	26,270 125,964 11,657 4,188 304 826 48,245 65,219 60,444	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 63,093	12,738 74,258 1,993 3,114 757 168 0 21,313 27,345 26,966	15,787 77,050 7,607 (1,044) 492 4,700 29,087 40,085 35,155	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3% 40.6%	29,560 154,964 9,600 2,070 660 4,700 50,400 67,430 62,121	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0% -1.5%	35 3,656 - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses Other Operating Expenses Insurance Expenses Audit/Tax Prep Fees	26,270 125,964 11,657 4,188 304 826 48,245 65,219 60,444 10,600	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 63,093 9,100	12,738 74,258 1,993 3,114 757 168 0 21,313 27,345 26,966 0	15,787 77,050 7,607 (1,044) 492 4,700 29,087 40,085 35,155 9,100	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3% 40.6% 43.4% 0.0%	29,560 154,964 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% -1.5% 0.0%	35 3,656 - - - - - - - - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses Neter Operating Expenses Insurance Expenses Audit/Tax Prep Fees Legal Fees - General	26,270 125,964 11,657 4,188 304 826 48,245 65,219 60,444 10,600 228,997	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 63,093 9,100	12,738 74,258 1,993 3,114 757 168 0 21,313 27,345 26,966 0 58,790	15,787 77,050 7,607 (1,044) 492 4,700 29,087 40,085 35,155 9,100 59,910	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3% 40.6% 43.4% 0.0%	29,560 154,964 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% -1.5% 0.0%	35 3,656 - - - - - - - - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses Other Operating Expenses Insurance Expenses Audit/Tax Prep Fees Legal Fees - General Bad Debt Expense Bank Charges Depreciation Expense	26,270 125,964 11,657 4,188 304 826 48,245 65,219 60,444 10,600 228,997 4,024	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100 118,700 3,000	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 63,093 9,100 118,700 3,000	12,738 74,258 1,993 3,114 757 168 0 21,313 27,345 26,966 0 58,790 0	15,787 77,050 7,607 (1,044) 492 4,700 29,087 40,085 35,155 9,100 59,910 0	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3% 40.6% 43.4% 0.0% 49.5%	29,560 154,964 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100 118,700	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0% -1.5% 0.0% 0.0%	35 3,656 - - - - - - - - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses Neter Operating Expenses Insurance Expenses Audit/Tax Prep Fees Legal Fees - General Bad Debt Expense Bank Charges Depreciation Expense Cordillera Post Office & Market - Utilities	26,270 125,964 11,657 4,188 304 826 48,245 65,219 60,444 10,600 228,997 4,024 0 56,869 23,649	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100 118,700 3,000	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 63,093 9,100 118,700 3,000	12,738 74,258 1,993 3,114 757 168 0 21,313 27,345 26,966 0 58,790 0 105	15,787 77,050 7,607 (1,044) 492 4,700 29,087 40,085 35,155 9,100 59,910 0 2,895	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3% 40.6% 43.4% 0.0% 49.5%	29,560 154,964 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100 118,700	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0% -1.5% 0.0% 0.0%	35 3,656 - - - - - - - - - - - - - - - - - -
Administration Contract CMD River Parcel & Pond Management Trash and Recycle Program Design Review Board Expenses Architect Fees Landscape Architect Fees Landscape Architect Fees DRB Meeting Expenses DRB - Legal Fees DRB - Legal Fees DRB Administration Subtotal Design Review Board Expenses Other Operating Expenses Insurance Expenses Audit/Tax Prep Fees Legal Fees - General Bad Debt Expense Bank Charges Depreciation Expense	26,270 125,964 11,657 4,188 304 826 48,245 65,219 60,444 10,600 228,997 4,024 0 56,869	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100 118,700 3,000	28,525 151,308 9,600 2,070 660 4,700 50,400 67,430 63,093 9,100 118,700 3,000	12,738 74,258 1,993 3,114 757 168 0 21,313 27,345 26,966 0 58,790 0 105 0	15,787 77,050 7,607 (1,044) 492 4,700 29,087 40,085 35,155 9,100 59,910 0 2,895 0	44.7% 49.1% 20.8% 150.4% 25.5% 0.0% 42.3% 40.6% 43.4% 0.0% 49.5% 3.5%	29,560 154,964 9,600 2,070 660 4,700 50,400 67,430 62,121 9,100 118,700 3,000	0.1% 2.4% 0.0% 0.0% 0.0% 0.0% 0.0% -1.5% 0.0% 0.0% 0.0%	35 3,656 - - - - - - - - - - - - - - - - - -

CPOA Budget Report - Income Statement					Actual vs. Orig	ginal Budget			
Staff Report				YTD		Actual		%	\$ Amount
		2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	2016	Original	Projected	Through	Favorable	Received or	Original	Over (Under)	Over (Under)
	Actual	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
General Store Utilities	9,954	8,726	8,726	4,001	4,725	45.9%	9,980	14.4%	1,254
Community Enrichment Events	32,318	19,375	19,375	3,270	16,105	16.9%	17,900	-7.6%	(1,475)
Credit Card Discount Fees	2,371	1,400	1,400	1,244	156	88.9%	1,400	0.0%	-
Communications & Website Expense	0	370	370	0	370	0.0%	370	0.0%	-
Misc. Operating Expenses	1,076			500	(500)				-
Subtotal - Other Operating Expenses	431,624	250,515	251,487	105,910	144,605	42.3%	253,055	0.6%	1,568
	10 70 1	00.050	00.050	10.000					
Post Office Revenues	43,784	39,356	39,356	18,898	(20,458)	48.0%	39,356	108.3%	20,458
Post Office Operations	42,490	36,879	36,879	17,029	19,850	46.2%	36,882	116.6%	19,853
Subtotal - Post Office	(1,294)	(2,477)	(2,477)	(1,869)	(608)	75.4%	(2,474)	-0.1%	3
Vail Gondola Club Expenses	596,403	596,112	599,712	337,862	258,250	56.7%	633,231	5.6%	33,519
Community Assets									
Recreation Management - Wages & Benefits	80,276	64,642	66,382	20.026	24 740	40.00/	57.000	04 404	07.040
Short Course	487,843	402,095	335,616	29,926	34,716	46.3%	57,269	91.4%	27,343
Athletic Center				116,193	285,902	28.9%	385,455	231.7%	269,262
Trailhead	229,327	243,407	249,613	118,652	124,755	48.7%	289,985	144.4%	171,333
Subtotal Community Assets	170,786 968,232	212,051 922,195	214,257 865,868	97,474 362,244	114,577	46.0%	234,016	140.1%	136,542
Subtotal Community Assets	900,232	922,195	000,000	302,244	559,951	39.3%	966,725	11.6%	100,857
Communication Expenses									
Program Staff	82,179	115,680	115,680	33,574	82,106	29.0%	76,051	-34.3%	(39,629)
Staff Benefits	14,560	23,637	27,808	5,689	17,948	24.1%	18,445	-33.7%	(9,363)
Advertising	21,462	42,428	42,428	15,000	27,428	35.4%	41,838	-1.4%	(590)
Public Relations	72,272	52,600	52,600	49	52,551	0.1%	47,400	-9.9%	(5,200)
Collateral	10,532	14,615	14,615	5,988	8,627	41.0%	14,378	-1.6%	(237)
Promotions	5,092	27,900	27,900	3,049	24,851	10.9%	21,589	-22.6%	(6,311)
Production	1,850	2,683	2,683	0	2,683	0.0%	15,920	493.4%	13,237
Web Site	27,338	13,225	13,225	9,748	3,477	73.7%	12,105	-8.5%	(1,120)
Creative/Photography	0			1,462	(1,462)				-
Subtotal - Communication	235,286	292,768	296,939	74,559	218,209	25.5%	247,726	-16.6%	(49,213)
Total Expanditures	2 629 626	2 200 822	2 275 450	4 000 400	10 400 444)	07.00/	0 105 033	0.70/	
Total Expenditures	3,638,626	3,399,823	3,375,458	1,266,409	(2,133,414)	37.2%	3,465,977	2.7%	90,519
Revenue Over (Under) Expenditures	(394,049)	(349,965)	(248,000)	1,410,333	1,760,298	-403.0%	(416,617)	68.0%	(168,617)
Transfer from (to) the Capital Reserve	394,049	349,965	248,000		240.005	0.00/	440.047		
	354,049	349,903	240,000		349,965	0.0%	416,617		
Ending Cash Balance	0	0	0	1,410,333	1,410,333		0		
						the second se	And a second		

Cordillera Property Owners Association Debt Service & Capital Reserve Fund Statement of Revenue, Expenditures and Changes in Fund Balance Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

					Actual vs. Ori	ginal Budget			
						Actual		Percent	\$ Amount
	2016	2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	Actual	Original Budget	Projected Actual	Through 6/30/2017	Favorable (Unfavorable)	Received or	Original	Over (Under)	Over (Under)
Revenue		Dudget	Actual	0/30/2017	(Uniavoiable)	Spent	Budget	2017 Budget	2017 Budget
Real Estate Transfer Assessments Interest Income	1,400,762	1,250,000	1,250,000	515,790	(734,210)	41.3%	1,250,000	0.0%	0
Total Revenues	1,400,762	1,250,000	1,250,000	515,790	(734,210)	41.3%	1,250,000	0.0%	0
-							.,,	0.070	<u> </u>
Expenditures Healthy Forest Program	79,447	00 770	00 770						
Engineering	4,882	66,770	66,770	5,739	61,031	8.6%	127,000	90.2%	60,230
Post Office	4,002	-	-	0	0		-		0
ACC Projects	145,299	161,050	169,104	162,281	(1,231)	100.8%	56,359 269.873	59.6%	100 700
Trailhead Projects	92,391	296,550	343	343	296,207	0.1%	126,210	36695.9%	100,769
Short Course Projects	0	84,000	89,550	90,550	(6,550)	107.8%	300,000	235.0%	125,867 210,450
Total Capital Projects	322,018	608,370	325,767	258,913	349,457	42.6%	879,442	170.0%	553,675
Debt Orenie									000,010
Debt Service	400,000	400,000	400,000	0	(400,000)	0.0%	400,000	0.0%	0
Working Capital Contribution	(402,525)								
	(,,								
Transfer to (From) CPOA	201.010	240.005							
Hansler to (FIOIII) CFOA	394,049	349,965	248,000		349,965	0.0%	416,617	68.0%	168,617
Total Expenditures	713,541.58	1,358,335	973,767	258,913	1,099,422	19.1%	1,696,059	74.2%	722,292
									,
Revenue Over (Under) Expenditures	687,220	(108,335)	276,233	256,877	365,212	-237.1%	(446,059)	-261.5%	(722,292)
Beginning Available Fund Balance	2,362,971	3,050,191	3,050,191	3,050,191	0	100.0%	3,326,424		
				0,000,101	0	.50.070	0,020,424		
Ending Available Fund Balance	3,050,191	2,941,856	3,326,424	3,307,068	365,212	112.4%	2,880,365		

Cordillera Property Owners Association Gondola Club Statement of Revenue, Expenditures and Changes in Fund Balance Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

include land and the second					Actual vs. Or	iginal Budget			
						Actual		Percent	\$ Amount
		2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	2016	Original	Projected	Through	Favorable	Received or	Original	Over (Under)	Over (Under)
	Actual	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Revenues						d are constructed and a set of the			
Membership Revenue	32,250	20,000	20,000	15,000	(5,000)	75.0%	30,000	50.0%	10,000
Membership Dues	606,729	604,102	604,102	454,581	(149,522)	75.2%	595,795	-1.4%	(8,307)
Locker Rental Revenue	13,441	11,250	11,250	11,490	240	102.1%	13,020	15.7%	1,770
Seasonal Lease Revenue	8,504	9,400	9,400	0	(9,400)	0.0%	10,000	6.4%	600
Misc Income	(18)	-	-	475	475		-		0
Total Revenues	660,906	644,752	644,752	481,546	(163,206)	74.7%	648,815	0.6%	4,063
Expenses	101 000	107 100	107 100	04.000	10.000	00.004			
Vail Gondola Club Wages	101,982	107,128	107,128	64,299	42,829	60.0%	115,672	8.0%	8,544
Vail Gondola Club Benefits	24,026	20,395	23,995	10,185	10,210	49.9%	28,897	20.4%	4,902
Subtotal Wages & Benefits	126,009	127,523	131,123	74,484	53,039	58.4%	144,569	10.3%	13,446
Lease	290,757	299,479	299,479	174,699	124,780	58.3%	308,475	3.0%	8,996
Subtotal Lease	290,757	299,479	299,479	174,699	124,780	58.3%	308,475	3.0%	8,996
	Manage Children and State							0.070	5,000
Common Area Maintenance	59,089	62,479	62,479	36,866	25,613	59.0%	65,111	4.2%	2,632
Repair & Maintenance	11,582	12,375	12,375	8,221	4,154	66.4%	13,460	8.8%	1,085
Subtotal CAM & Repair & Maint.	70,671	74,854	74,854	45,087	29,767	60.2%	78,571	5.0%	3,717
Depreciation	27,795			0	0				0
Member Entertainment	0	4,500	4,500	0	4,500	0.0%	4,500	0.0%	0
Daily F&B	53,126	4,500	4,500	35,492	4,500	64.8%	4,500	11.2%	0
Subtotal Member Expenses	53,126	59,266	59,266	35,492	23,774	59.9%	65,419	10.4%	6,153
		33,200	53,200	55,452	23,114	33.370	05,419	10.4%	6,153
Vail Gondola Club Marketing/Promo	3,080	6,300	6,300	0	6,300	0.0%	6,300	0.0%	0
Dues & Subscriptions	20	500	500	26	474	5.2%	250	-50.0%	(250)
Flowers & Decorations	36	300	300	0	300	0.0%	300	0.0%	0
License, Fees & Permits	341	325	325	325	0	100.0%	325	0.0%	0
Legal	0	2,500	2,500	0	2,500	0.0%	2,500	0.0%	0
Insurance	0	1,400	1,400	0	1,400	0.0%	1,400	0.0%	0
Telephone, Cable & Internet	4,274	4,260	4,260	1,895	2,365	44.5%	4,440	4.2%	180
Supplies	10,279	8,716	8,716	5,170	3,546	59.3%	10,175	16.7%	1,459
Mileage & Parking	8,872	9,304	9,304	684	8,620	7.4%	9,257	-0.5%	(47)
Uniforms	1,143	1,385	1,385	0	1,385	0.0%	1,250	-9.7%	(135)
Subtotal Other Operating Expense	28,045	34,990	34,990	8,100	26,890	23.1%	36,197	3.4%	1,207
Total Operating Expenses	596,403	596,112	599,712	337,862	258,250	56.7%	633,231	5.6%	33,519
Paramia mykanasa			000,114	001,002		00.170	000,201	0.070	00,010
Total Expenses	596,403	596,112	599,712	337,862	258,250	56.7%	633,231	5.6%	33,519
		10.045	18.0.10	110.001		005 101	48.86.		10.0 1001
Revenue Over (Under) Expenditures	64,503	48,640	45,040	143,684	95,044	295.4%	15,584	-65.4%	(29,456)

Cordillera Property Owners Association Athletic Center Statement of Revenue, Expenditures and Changes in Fund Balance Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

June 30, 2017					Actual vs. Ori	ginal Budget			
						Actual		Percent	\$ Amount
		2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	2016	Original	Projected	Through	Favorable	Received or	Original	Over (Under)	Over (Under)
	Actual	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Revenues									
Class Revenue	0	0	0	0	0		0		
Personal Training Revenue	2,265	1,750	1,750	3,137	1,387	179.3%	1,750	0.00%	0
Total Revenues	2,265	1,750	1,750	3,137	1,387	179.3%	1,750	0.00%	0
Expenditures									
Wages	66,023	82,467	82,467	36,221	46,246	43.9%	83,257	0.96%	790
OT Wages	3,643	0	0	954	(954)	10.070	5,000	0.0070	5,000
Benefits	16,070	14,598	17,175	3,640	10,958	24.9%	20,749	20.81%	3,574
Subtotal Wages & Benefits	85,737	97,065	99,642	40,815	(56,250)	42.0%	109,006	9.40%	9,364
Telephone, Cable & Internet	7,666	8,759	8,759	5,155	3,604	58.9%	10,464	19.47%	1,705
Licenses, Fees & Permits	230	0,700	0,700	0,100	0,004	00.070	0,404	10.4770	0
Laundry Expense	16,271	16,596	16,596	13,474	3,122	81.2%	27,060	63.05%	10,464
Linen	2,403	2,230	2,230	1,680	550	75.3%	4,684	110.04%	2,454
Locker Room Supplies	8,160	6,371	10,000	5,912	459	92.8%	8,400	-16.00%	(1,600)
Office Supplies	811	700	700	365	335	52.2%	1,400	100.00%	700
Uniforms	302	600	600	220	380	36.6%	630	5.00%	30
Pool & Spa Supplies	2,522	3,345	3,345	2,678	667	80.1%	5,039	50.64%	1,694
Coffee & Snacks	6,171	5,648	5,648	3,651	1,997	64.6%	7,500	32.79%	1,852
Trash Removal	125	200	200	130	70	65.0%	1,680	740.00%	1,480
Subtotal Operating Expenses	44,659	44,449	48,078	33,266	11,183	74.8%	66,857	39.06%	18,779
Equipment Maintenance	1,890	2,390	2,390	365	2,025	15.3%	2,390	0.00%	0
Landscaping	13,197	13,355	13,355	4,873	8,482	36.5%	14,389	7.74%	1,034
Elevator Maintenance	2,120	2,600	2,600	1,667	933	64.1%	3,450	32.69%	850
Parking Lot Maintenance	570	740	740	570	170	77.0%	740	0.00%	0
Facilities R&M	8,162	10,551	10,551	7,035	3,516	66.7%	12,455	18.05%	1,904
Facility Parts & Supplies	2,294	3,214	3,214	122	3,092	3.8%	5,941	84.85%	2,727
Pool & Spa R&M	13,918	4,212	4,212	887	3,325	21.1%	3,802	-9.73%	(410)
Subtotal Repair & Maintenance Expense	42,151	37,062	37,062	15,519	21,543	41.9%	43,167	16.47%	6,105
Fitness Supplies	1,024	2,035	2,035	850	1,185	41.8%	6,275	208.35%	4,240
Fitness Instructions	3,806	4,800	4,800	2,013	2,787	41.9%	6,000	25.00%	1,200
Subtotal Fitness Expenses	4,830	6,835	6,835	2,863	3,972	41.9%	12,275	79.59%	5,440
Electricity	20,744	24,456	24,456	12,412	12,044	50.8%	24,648	0.79%	192
Natural Gas	22,553	25,080	25,080	11,193	13,887	44.6%	25,260	0.72%	180
Water	8,652	8,460	8,460	2,585	5,875	30.6%	8,772	3.69%	312
Subtotal Utilities	51,949	57,996	57,996	26,189	31,807	45.2%	58,680	1.18%	684
Total Operating Expenses	229,327	243,407	249,613	118,652	124,755	48.7%	289,985	16.17%	40,372
	220,027	210,101	240,010	110,002	121,100	1011 /0	100,000	1011170	40,072
Net Operating Revenue (Expense)	(227,062)	(241,657)	(247,863)	(115,515)	126,142	47.8%	(288,235)	16.29%	(40,372)
Capital Expenses									
2018 Projects							269,873		269,873
Cardio equip flooring paint - 2017 Capex		133,500	134,254	134,254	(754)	100.6%	-10		
Shower Pans - 2017 Capex		17,800	25,100	25,100	(7,300)	141.0%			
Pickle Ball Repair - 2017 Capex		9,750	9,750	2,926	6,824	30.0%			
ACC Remodel/Renovation	145,299	1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -		0	0				
Total Capital Expenses	145,299	161,050	169,104	162,281	(1,231)	96.0%	269,873	59.59%	100,769
Total Expenditures	374,625	404,457	418,717	280,932	123,525	67.1%	559,858	33.71%	141,141
Devenue Over (Under) Evenenditures	(372,360)	(402,707)	(416,967)	(277,795)	139,172	66.6%	(558,108)	33.85%	(141,141)
Revenue Over (Under) Expenditures	(312,300)	(402,101)	(410,007)	(=11,130)	100,172	00.070	(000,100)	00.0070	(11,1,11)

Cordillera Property Owners Association Trailhead Statement of Revenue, Expenditures and Changes in Fund Balance Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

June 30, 2017	Actual vs. Original Budget								
					Actual vs. Of	Actual		Percent	\$ Amount
		2017	2017	Actual	Variance	%	2018	2018 Budget	2018 Budget
	2016	Original	Projected	Through	Favorable	Received or	Original	Over (Under)	Over (Under)
	Actual	Budget	Actual	6/30/2017	(Unfavorable)	Spent	Budget	2017 Budget	2017 Budget
Revenues									
Cordillera Day Camp Revenue	81,165	83,550	83,550	820	(82,730)	1.0%	87,395	4.60%	3,845
Facility Fees	750	1,650	1,650	310	(1,340)	18.8%	1,650	0.00%	0
Trailhead Rental Donation for Equipment	500 0			250 0	250 0				-
									-
Total Revenues	82,415	85,200	85,200	1,380	(83,820)	1.6%	89,045	4.51%	3,845
Expenses									
Wages	50,199	78,278	78,278	33,237	45,041	42.5%	78,622	0.44%	344
OT Wages	2,398	0	0	764	(764)	42.070	5,000	0.4470	5,000
Benefits	5,078	12,497	14,703	4,241	8,256	33.9%	17,187	16.89%	2,484
Subtotal Wages & Benefits	57,676	90,775	92,981	38,241	52,534	42.1%	100,809	8.42%	7,828
Telephone, Cable & Internet	3,077	3,299	3,299	1,889	1,410	57.2%	4,835	46.56%	1,536
Licenses, Fees & Permits	4,226	4,178	4,178	743	3,435	17.8%	4,370	4.60%	192
Laundry Expense Locker Rooms Supplies	6,734 1,165	9,000 1,500	9,000 1,500	5,002 986	3,998 514	55.6% 65.7%	13,500 1,750	50.00%	4,500
Linen	644	2,140	2,140	900	2,140	0.0%	2,975	16.67% 39.02%	250 835
Office Supplies	555	1,775	1,775	949	826	53.5%	5,025	183.10%	3,250
Uniforms	1,155	1,240	1,240	1,078	162	86.9%	1,320	6.45%	80
Pool & Spa Supplies	1,785	5,673	5,673	2,933	2,740	51.7%	5,536	-2.41%	(137)
Landscaping	17,137	20,784	20,784	9,085	11,699	43.7%	19,491	-6.22%	(1,293)
Subtotal Operating Expenses	36,479	49,589	49,589	22,664	26,925	45.7%	58,802	18.58%	9,213
Parking Lot Maintenance	570	765	765	765	0	100.0%	1 065	20.000/	200
Facilities R&M	6,604	9,293	9,293	8,106	1,187	87.2%	1,065 9,633	39.22% 3.66%	300 340
Facility Parts & Supplies	874	930	930	664	266	71.4%	2,052	120.65%	1,122
Pool & Spa R&M	17,797	5,648	5,648	1,532	4,116	27.1%	5,228	-7.44%	(420)
Subtotal Repair & Maintenance Expense	25,845	16,636	16,636	11,067	5,569	66.5%	17,978	8.07%	1,342
Floctricity	7,882	10,068	10,068	3,878	6 100	38.5%	9 106	19 500/	(4.070)
Electricity Natural Gas	10,306	8,916	8,916	4,293	6,190 4,623	48.2%	8,196 11,964	-18.59% 34.19%	(1,872)
Trash Removal	10,500	190	190	4,295	190	0.0%	190	0.00%	3,048
Water	11,883	10,572	10,572	2,299	8,273	21.7%	9,456	-10.56%	(1,116)
Subtotal Utilities	30,071	29,746	29,746	10,471	19,275	35.2%	29,806	0.20%	60
Deckson d Oberla	050	105	105	540	(70 87)	110.101	= 10		
Background Checks	358 757	465 1,555	465	540 1,607	(75)	116.1%	543	16.77%	78
Training & Education Day Camp - License	134	134	1,555 134	134	(52) 0	103.4% 100.0%	1,950 134	25.40% 0.00%	395 0
Advertising	2,277	2,550	2,550	1,815	735	71.2%	2,900	13.73%	350
Inspection Fees	60	60	60	60	0	100.0%	60	0.00%	0
Camp Games, Supplies, and Snacks	2,863	3,930	3,930	3,084	846	78.5%	4,430	12.72%	500
Day Camp Clinics	7,810	9,761	9,761	2,145	7,616	22.0%	10,004	2.49%	243
Camp Transportation	6,457	6,850	6,850	5,644	1,206	82.4%	6,600	-3.65%	(250)
Subtotal Camp Expenses	20,715	25,305	25,305	15,030	10,275	59.4%	26,621	5.20%	1,316
Total Operating Expenses	170,786	212,051	214,257	97,474	114,577	46.0%	234,016	9.22%	19,759
Net Operating Revenue (Expense)	(88,371)	(126,851)	(129,057)	(96,094)	30,757	75.8%	(144,971)	12.33%	(15,914)
Canital European									
Capital Expenses							126,210		126,210.00
2018 Capital Projects Roof Replacement - 2017 Capex		93,000	0	0	93,000	0.0%	120,210		120,210.00
Pool Phase 1 of 2 - 2017 Capex		200,000	Ő	õ	200,000	0.0%			
Locker Room Tile - 2017 Capex		3,550	343	343	3,207	9.7%			
Concrete Fill & Repair	25,975			0	0				
Carpet Replacement	11,002			0	0				
Log Work & Decking & Staining	55,414			0	0		400.040	00005 0001	405 007
Total Capital Expenses	92,391	296,550	343	343	296,207	0.1%	126,210	36695.92%	125,867
Total Expenditures	263,177	508,601	214,600	97,817	410,784	19.2%	360,226	67.86%	145,626
Revenue Over (Under) Expenditures	(180,762)	(423,401)	(129,400)	(96,437)	326,964	22.8%	(271,181)	109.57%	(141,781)
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Cordillera Property Owners Association Short Course

Statement of Revenue, Expenditures and Changes in Fund Balance Actual 2016, Original Budget & Projected Actual 2017, Actual YTD Through June 30, 2017

Revenues Expense Reimbursement Revenue Sharing Sale of Equipment Short Course Revenue - Troon Total Revenues	2016 Actual 3,511 0 127,429 130,940	2017 Original Budget 6 0 0 6	2017 Projected Actual 6 0 84,500 0 84,506	Actual Through 6/30/2017 0 0 0	Actual vs. Ori Variance Favorable (Unfavorable) (6) 0 (6)	ginal Budget Actual % Received or Spent 0.0% 0.0%	2018 Original Budget 0 0 0	Percent 2018 Budget Over (Under) 2017 Budget -100.00%	\$ Amount 2018 Budget Over (Under) 2017 Budget (6) 0 (6)
Expenditures									
Short Course Contract Short Course Expenses - Troon Property Taxes Fire Protection	0 447,407 2,095 896	375,000 0 2,095 1,054	300,000 0 2,256 1,054	100,000 0 2,256 0	275,000 0 (161) 1,054	26.7% 107.7% 0.0%	350,000 0 2,095 1,054	16.67% -7.14% 0.00%	50,000 0 (161) 0
Subtotal Repair & Maintenance Expense	343	0	0	0	0		0		0
Subtotal Telephone & Utilities	3,742	0	0	0	0		0		0
Irrigation Water	33,360	25,000	33,360	13,937	11,063	55.7%	33,360	0.00%	0
Total Operating Expenses	487,843	402,095	335,616	116,193	285,902	28.9%	385,455	14.85%	49,839
Net Operating Revenue (Expense)	(356,903)	(402,089)	(251,110)	(116,193)	285,896	28.9%	(385,455)	53.50%	(134,345)
Capital Expenses 2018 Capital Projects Short Course Trailer - 2017 Capex Water Feature Repair - 2017 Capex Maintenance Bldg Paint - 2017 Capex		80,000 0 4,000	85,550 0 4,000	85,550 0 5,000	(5,550) 0 (1,000)	106.9% 125.0%	300,000	005.040/	300,000
Total Capital Expenses	0	84,000	89,550	90,550			300,000	235.01%	210,450
Total Expenditures	487,843	486,095	425,166	206,743	279,352	42.5%	685,455	61.22%	260,289
Revenue Over (Under) Expenditures	(356,903)	(486,089)	(340,660)	(206,743)	279,346	42.5%	(685,455)	101.21%	(344,795)

Cordillera Metro District Capital Improvements Schedule

						r		Capital Impro			lule						-		
Department	enditure Year	Description	_	enditure Year	Description	-	enditure Zear	Description	-	enditure Year	Description	_	oenditure Year	Description	Expenditur Year	e Description		penditure Year	Description
	2016			2017		2	2018			2019			2020		2021			2022	
Community Operations	\$ 250,000	Building Stabilization				\$	40,000	Epoxy coat floors in shop	\$	50,000	Fire alarm system upgrade	\$	10,699	Water Heater			\$	11,547	Elevator controls update
Community Operations						\$	15,000	Vehicle Storage Siding Fix	\$	5,000	New cover for salt storage.	\$	4,536	Fire alarm panel upgrade	\$ 54,0	Nine garage door0openers			
Community Operations												\$	8,500	Interior paint	\$ 12,0	1 pressure washer			
Engineering	\$ 9,000	Facility Study													\$ 9,0	0 Facility Study			
Road Program	\$ 509,578	Overlay Gore Trail, patch Fenno, Grenada Glen, Webb Peak Trail	\$	431,200	Fenno to Ranch Gate	\$	666,267	Fenno to Cimmeron, Winchester Trail, CEC parking lot.	\$	442,032	Kensington Dr., Hawk's Leap Rd, Eagle's Glen Rd, Kensington Court, Casteel Ridge, Casteel Point		520,700	Red Draw		Peregrine, Fenno from Cimmeron to Settlers Loop		493,249	Red Tail Ridge, Carterville
Road Program	\$ 30,000	Update Road Program Plan	\$	264,610	Kicking Horse & Summit Trail				\$	50,000	ACC parking lot	\$	60,000	Trailhead parking lot	\$ 74,03	Golden Bear	\$	287,430	Web Peak
Road Program												\$	40,000	Short Course maintenance parking lot			\$	35,001	Update road program plan
Guardrail Replacement	\$ 117,800		\$	85,100	Around the property				\$	35,000	Adjust Fenno hill guide rail to meet new standards and straighten from the sluffing hillside.								
Street Lights			\$	35,000	Street light to LED conversion														
Traffic Calming	\$ 7,000	Study	\$	15,800	Temporary Roundabout & Removal of Striping on Fenno from Trailhead to Settler's Loop (Striping in Ops Budget)				\$	150,000	Sight distance improvements - Divide gate								
Trails and Community Parks						\$	6,500	Aeration pump for Red Draw and Bearden ponds.											
Trails and Community Parks	\$ 20,000	Fencing and dog park				\$	5,000	Trail signage	\$	20,000	Pavilion at Bearden Ponds	\$	125,000	Granada Glenn pond new liner install	\$ 185,0	0 Bearden pond new liner install			
Public Safety			\$	36,000	Ranch & Divide Gate Replacement	\$	16,000	Divide Gatehouse Roof				\$	10,000	Stain Ranch gate house			\$	8,200	Paint Divide gate house
Public Safety			\$	12,000	Ranch & Divide call box replacement	\$		Radio Replacement (14)											
Public Safety			\$	18,865	Radio replacement (5)	\$	12,000	AED's (4)											
Public Safety			\$	6,000	Rekeying of buildings														
Public Safety			\$	40,000	Ranch and Divide Gate Houses														
Administration			\$	23,000	Carpet				\$	15,000	Paint interior	\$	2,750	Replace radon fans	\$ 2,5	00 Hot water heater	\$	50,000	Replace all 3 furnaces

Cordillera Metro District Capital Improvements Schedule

Department	_	enditure	Description	_	enditure	Description	-	oenditure Vaar	Description	Exp	oenditure	Description		enditure V	Description		penditure	Description		oenditure Voor	Description
		Year 2016			Year 2017			Year 2018			Year 2019			Year 2020			Year 2021			Year 2022	
Administration		2010		\$	3,000	Windows	\$	5,000	Windows		2017		\$	21,500	Exterior Paint	\$	8,000	Fire system backflow, PRV, riser replace	\$		Replace asphalt roof?
Administration							\$	8,210	Trash bin enclosure												
Administration							\$	5,000	Fire resistant filing cabinet for HR.	\$	7,500	LED Lighting				\$	4,500	Fire alarm control panel replace			
IT										\$	38,000	Video conference calls									
Equestrian Center							\$	23,300	Painting upper barn exterior, interior, 11 sheds												
Equestrian Center	\$	49,000	Lower barn siding	\$	12,090	Indoor arena footing replacement	\$	22,900	Build 3 new tack up stalls, 2 quarantine stalls, repair exterior trim, install new human door, build new dutch door, Replace 2x6 posts in front of dutch doors. Repair siding around south garage door.	\$	62,000	Fire alarm system, office and breakroom	\$	20,000	New paddock fencing	\$	113,000	Interior rubber flooring			
Equestrian Center							\$	4,000	Repair Roof	\$	27,500	Upper viewing area									
Equestrian Center	\$	11,000	Auto waterers	\$	10,000	Office and breakroom remodel	\$	4,500	Mirror installation arena	L	TBD	New Heaters in indoor arenas				\$	5,000	Exhaust fan			
Equestrian Center							\$	8,000	Rock hound Attachment	t \$	15,000	ATV	\$	60,000	Bobcat S220	\$	15,500	Kubota RTV900	\$	60,000	John Deere Tractor
Equipment Purchases	\$	205,000	Plow truck	\$	177,000	Plow truck	\$	132,000	Oshkosh Snow Blower	\$	65,000	F-550	\$	40,000	Jeep Grand Cherokee	\$	40,000	Toyota Tundra	\$	95,000	Service Truck
Equipment Purchases	\$	36,645	Small plow truck	\$	25,000	#322 Pickup Truck	\$	40,000	Swap Loader H2O tank	\$	60,000	John Deere Skid Loader	\$	40,000	F-150	\$	125,000	John Deere Backhoe	\$	42,000	Facilities Van
Equipment Purchases	\$	24,561	Small plow truck	\$	9,100	Snowmobile	\$	12,000	Trails ATV	\$	250,000	International 7400	\$	240,000	John Deere motor grader	\$	55,000	Superior Broom	\$	100,000	Bobcat Mini Excavator
Equipment Purchases	\$	10,923	Kubota	\$	56,532	Bobcat Tool Cat	\$	189,000	International 7400	\$	15,000	Econo Trailer	\$	30,000	Air Compressor	\$	30,000	Woodsman Chipper	\$	20,000	Jimbini Ice Refinisher
Equipment Purchases	\$	12,042	Plow truck sander	\$	5,890	Trailer	\$	36,000		\$	40,000	F-150, #333				\$	40,000	Toyota Tacoma	\$	40,000	Toyota Tacoma
Equipment Purchases	\$	7,751	Small truck sander	\$	5,250	Cold saw	\$	36,000								\$	40,000	Toyota Tacoma			
Equipment Purchases	\$	5,000	Trailer	\$	5,700	Vertical band saw	\$	21,500	Toyota Tacoma							\$	5,000	Triton Trailer			
Equipment Purchases	\$	-		\$	34,000	Toyota Highlander	\$	8,300	Monroe V-box Sander							\$	10,000	PJ Equipment Trailer			
Equipment Purchases	\$	-		\$	16,000	Shop air compressor															
CMD TOTAL		,305,300		\$ 1	,327,137		\$	1,332,477		\$	1,347,032		\$ 1	1,233,685		\$	1,353,676		\$	1,339,587	
CPOA TOTALS		08,725			08,370			879,442			136,010			454,526			,043,338			483,560	
COMBINED TOTALS	\$1.7	714,025		\$1.9	935,507		\$2	,211,919		\$1.	,483,042		\$1	,688,211		\$2	,397,014		\$1	,823,147	

	Expenditur	e Description	Expenditure	Description	Expenditure	Cordillera F	Expenditure Year	Description	Expenditure Year	Description	Expenditure	Description	Expenditure	Description
	Year 2016	Description	Year 2017	Description	Year 2018	Description	2019	Description	2020	Description	Year 2021	Description	Year 2022	Description
Healthy Forest Initiative		0	\$ 66,770		\$ 127,000	Douglas Fir Beetle	2017		2020		2021		2022	
Engineering	\$ 9,00		\$ 00,770		\$ 127,000	Douglas In Deche						Facility Dude		
Sales Center Building	\$ 9,00						\$ 18,500	New deck	\$ 11,000	Exterior point	\$ 9,000	update		
ACC					\$ 88,374	Building Boilers	\$ 18,300	INEW DECK	\$ 11,000	Exterior paint				
ACC	\$ 220,08	Remodel & Expansion Planning	\$ 133,500	Cardio equipment, flooring, paint cardio & weight rooms		Pool Boilers	\$ 32,500	Paint interior	TBD	Remodel ACC	\$ 21,000	Fire alarm control panel	\$ 15,000	three new hot w circulation pum
ACC				weight foolis	\$ 17,900	Pool furniture								
ACC			\$ 17,800	Repair failed shower pans in men's and women's bathrooms	\$ 18,000	Pool Deck new surface/repair.	\$ 30,000	Replace windows in pool area	\$ 24,401	Exterior paint	\$ 11,547	Elevator controls modernize		
ACC			\$ 9,750	Repair pickleball courts and nets	\$ 13,800	Tennis Court Crack Repair/Windscreen					\$ 11,237	two new breaker panels		
ACC					\$ 26,200	Keyless Locker Locks								
ACC					\$ 16,500	Common Area Flooring								
ACC					\$ 8,210	Trash bin enclosure								
ACC					\$ 11,000	Fitness classroom flooring					\$ 5,500	Hot water tank		
ACC					\$ 15,772	Trim Work, New front reception work area								
Trailhead	\$ 24,10	0 Concrete Fill & Repair	\$ 93,000	Replace roof	\$ 100,000	Replace roof,	\$ 10,498	Fire alarm system upgrade	\$ 14,354	Exterior Stain	\$ 5,000	Interior Lighting Upgrade		
Trailhead	\$ 58,84	0 Replace decking	\$ 3,550	Repair tile in men's and women's locker rooms	\$ 8,210	Trash bin enclosure, and storage shed	TBD	Trailhead remodel	\$ 7,906	Replace 1 of 4 load center. (breaker panels)	\$ 21,000	Replace fire alarm control panel		
Trailhead	\$ 12,80	0 Replace carpet	\$ 200,000	Phase 1 of 2: Pool re- plaster, new pool decking, landscaping, water slide	\$ 18,000	Conceptual design and estimating for pool remodel	\$ 7,500	Refinish upstairs wood floors	\$ 15,000	Interior paint	\$ 23,500	New carpet		
Post Office					\$ 15,784	New office workspace desk, new parcel locker shelves, all chinking in market fixed	\$ 5,000	Update lighting	\$ 21,500	Exterior Paint	\$ 8,000	Fire system prv, backflow, riser replace	\$ 94,724	Replace aspha roof?
Post Office					\$ 8,154	New patio door	\$ 27,012	Remodel restrooms	\$ 11,000	Kitchen Dishwasher and cooler replace?	\$ 15,000	Fire alarm control panel replace, and install in office space	\$ 8,500	Replace entry de and side door
Post Office					\$ 14,421	Trash bin enclosure			\$ 5,000	Replace hot water heater	\$ 45,000	Replace all kitchen appliances?		
Post Office					TBD	Tables chairs for indoors and outdoors				incater		appnances		
Post Office					\$ 18,000	Automatic coffee machine								
Trails and Community Parks														
Short Course			\$ 4,000	Paint exterior of maintenance facility			TBD	Clubhouse, cart storage	\$ 344,365	Golf Cart Paths	\$ 354,696	Golf Cart Paths	\$ 365,336	Golf Cart Path
Short Course			\$ 80,000	Trailer				Ŭ			\$ 82,402	Irrigation Pumps??		
Short Course			TBD	Water feature repair	\$ 300,000	Water feature and irrigation pond construction.	\$ 5,000	Interior paint, new flooring			\$ 430,456	Irrigation System??		
CPOA TOTAL	\$ 408,72		\$ 608,370		\$ 879,442		\$ 136,010		\$ 454,526		\$ 1,043,338		\$ 483,560	
CMD TOTALS COMBINED TOTALS	\$1,305,300 \$1,714,025		\$1,327,137 \$1,935,507		\$1,332,477 \$2,211,919		\$1,347,032		\$1,233,685		\$1,353,676		\$1,339,587	

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CMD Capital Improvement Projects \$1,332,477

Road Projects Road Maintenance Project: \$666,268 Total Project Cost: \$666,268

Equestrian Center Projects

Repairs and Improvements to the equestrian center Upper barn staining: \$23,300 Interior/exterior construction projects: \$22,900 Repair roof: \$4,000 Indoor arena mirror installation: \$4,500 **Total Projects Costs:** \$62,700

Trails Projects

Install new signage around all trails: \$5,000 Aeration pump installation: \$6,500 **Total Project Costs: \$11,500**

Facilities Projects

Replace broken windows at administration building: \$5,000 Trash bin enclosure at administration building: \$8,210 Install new fire proof file cabinet in human resource office: \$5,000 New Divide gatehouse roof: \$16,000 Vehicle storage building siding repair: \$10,000 Epoxy coat floors in operations shop: \$40,000 **Total Project Costs: \$89,210**

Public Safety Purchases

Radio replacement: \$16,000 AED replacement: \$12,000

Equipment Purchases

Replacement of vehicles and large equipment for community operations and public safety. #300 Plow truck: \$189,000 #330 Pickup truck: \$36,000 #336 Pickup truck: \$36,000 #355 Pickup truck: \$21,500 All-terrain vehicle: \$12,000 Loader mounted snow blower: \$132,000 Monroe v-box sander: \$8,300 Commercial water truck: \$40,000 Landscape rake: \$8,000 **Total Project Cost: \$482,800**

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Road Projects

The proposed 2018 road program uses the updated 20-year road program and the Pavement Condition Index (PCI) from 2016 to suggest the following overlays in Cordillera. Fenno from the Ranch Gatehouse to just past Cimmaron, Winchester Trail and equestrian center parking lot.

Cordillera Equestrian Center Projects

The upper equestrian center barn was stained in 2007, 2011 and 2014 on a three-year cycle. However, due to advancement in the paint/stains, staff recommends moving to a five-year staining cycle. Painting the interior above the east side stalls is also scheduled for 2018; this will brighten the interior for better visibility especially when paired with new LED lighting.

The interior construction projects include:

- Expanding the number of tack-up stall from one to three. This allows for a safer tack-up of multiple horses. Currently boarders are using the wash stall and most hallways. This creates congestion when other boarders are trying to bring horses through the barn.
- Expand quarantine stalls from one to two. This allows for sick horses or new horses to be closer to staff and allows for multiple new horses to transition in to the CEC. This project includes extending a wall and adding new metal fencing.
- Install new human door from hay storage. The old door is separated and barely usable.

The exterior construction projects include:

- Fix all trim before painting.
- Replace the facia boards on the posts in front of the Dutch doors. They are chewed up from horses in the past when the stalls were out front.
- Build and install new Dutch door in the lower barn to help with air flow.
- Replace siding around south facing garage door with new siding and stain.

The roof above the small, north-facing garage door needs major repair. There are also three other major leaks in the roof that need repair. This project will just address the leaks, but a permanent solution to the problem will only result from a replaced roof.

Staff would like to install mirrors on a few walls of the indoor arena for riders to see their and the horse's posture.

Facilities Projects

Administration window replacement

The administration building has at least seven windows that have blown seals and are foggy. This is not only unsightly but they have lost their insulating properties.

Trash bin enclosure

The administration trash bin enclosure is failing, and it is too close to the Public Safety vehicles. The new structure will be in a better location, suited for Vail Honey Wagon trucks. The structure will be lockable to keep property owners from dumping unwanted trash. This year there were four incidents with bears breaking in and spreading trash all over the parking lot. The new structure will be bear proof. The new structure will also have a roof to prevent snow build up and dangerous walking conditions for staff when trying to empty trash into dumpster.

Fire proof file cabinet

Human Resource needs an additional fire-proof file cabinet for private personnel files.

Divide gatehouse roof replacement

The Divide gatehouse roof needs replacing. The original slate roof is leaking and missing many tiles. It will be replaced with composite, slate-like tiles.

Vehicle storage building siding

The vehicle storage building's metal siding has rusted through to the inside. There are large holes in it as well as the bottom 2-inches have disintegrated from rust. This project will cut off existing siding 4-feet from the ground, install a new anchor point and then connect old siding to the existing siding.

Epoxy coat fleet maintenance floors

The shop floors have many coats of paint that flake when cleaned. This project will remove the old paint and install a new epoxy coating that is anti-skid and will repel oil. The new coating will increase safety especially during the winter when the floor gets wet.

Public Safety Purchases

Public safety radios

Motorola APX4000 (Emergency radios, Vail dispatch with charge stations and batteries) These radios will replace the county emergency radios that have exceeded their life expectancy and their parts are unavailable. They are \$3,602 each, plus shipping and a \$250 programing fee.

CP200d UHF (Public Safety radios with charge stations and batteries)

These radios will replace department radios for that have also exceeded their life expectancy and their parts are unavailable. They are \$399 each plus program fees and shipping.

Public safety AED

Phillips FR3 four are needed.

These AEDs will replace the four, older county AEDs. The county wants to start charging a yearly fee per AED plus all maintenance and inspections. The new AEDs cost \$3,000 each and come with a spare battery and spare set of pads.

Equipment Purchases Fleet Capital 2018

#300 –This vehicle is on a 10-year replacement plan. Staff is recommending this truck be replaced because the engine (International Maxxforce 9) has been plagued with problems and has a reputation for costly repairs with the possibility of needing replacement. The replacement truck will be a Western Star chassis with a stainless-steel dump box and a stainless-steel, slide-in sander. The Western Star is the same model/engine/drivetrain combo as the trucks purchased the last two years and a sister truck to the one purchased in 2017. Ultimately, the fleet should be of the same make of trucks to reduce down time for maintenance and decrease the parts inventory.

#330 - This vehicle is on a 10-year replacement plan. Staff recommends replacement because this truck is increasingly used for hauling within Cordillera, to Denver and to Grand Junction and possibly further in the future. The truck has an inefficient, gas engine, averaging only 3MPG that

is over worked due to a lack of power. Its initial purpose was for snow plowing and it was outfitted with a water tank for the flower crew (which has since been outsourced). The replacement truck will have a heavier tow package, a flatbed and plow and will come with a diesel engine, which is preferred over gas for its power and fuel economy. The truck will also be outfitted with a sander/spreader for sanding parking lots and helping the commercial dump trucks on the main road ways.

#336 – This truck will also be replaced for the same reasons as #330. Additional drawback of this truck is its 12-foot flatbed that makes plowing tight parking lots and some of the narrower roads difficult. The replacement truck will be the same #330 replacement. We will also be putting a new sander/spreader on this truck.

#355 – This truck is on a 7 to 9-year replacement plan depending on mileage. This public safety truck is being replaced due to high mileage and increasing repair costs. Staff will replace #355 with a new four-door F-150 that is a little larger truck, needed for healthy forest. The truck will be outfitted with strobes and a large tool box for healthy forest items.

Loader Mounted Snow Blower – This will replace the Oshkosh snow blower. The Oshkosh was made in 1963 and had a factory rebuild in 1984. The parts are getting more difficult to find as they need to be made and/or retro-fitted to work, thus becoming time consuming and expensive. The loader mounted snow blower is a self-contained unit that will mount to the quick-attach hitch on the current loader, and then ran with a wireless control. A similar unit was rented last winter; not only did it do a far better job than the Oshkosh, but it did it in half the time. It can also be used to load the dump trucks, if and when snow removal is needed.

All-terrain vehicle – Trails all-terrain vehicle (ATV) is used for summer trail maintenance and plowing the ice rink in the winter. Currently there are two ATVs for trails; one will be reassigned to the equestrian center for dragging the arenas. The other will be traded in/sold for a bigger ATV, and will be outfitted with a large weed spraying tank, snowplow and chain saw mounts.

Sander for Ford plow truck – This will be replacing the old plastic, electric powered sander. The current sander that gets mounted on #336 requires mounting a control box in the cab and wiring to the truck. If #336 gets replaced, the new truck cab will need to be modified for the control box and wired into the trucks electric. The new sander will be stainless steel, have its own engine to run the sander function, and will be controlled with a wireless remote. No permanent modification to the new truck is needed. This also allows the sander to be used on different truck.

CPOA Capital Improvement Project \$879,442

Healthy Forest Remove wildfire hazards and construct fire breaks Total Project Cost: \$127,000

Athletic Center Projects

Building boilers: \$88,374 Pool boilers: \$54,117 Pool furniture: \$17,900 Pool deck resurfacing: \$18,000 Tennis court crack repair: \$13,800 Keyless locker locks: \$26,200 Common area flooring: \$16,500 Trash bin enclosure: \$8,210 Trim work and reception area work area: \$15,772 **Total Projects Costs:** \$258,873

Trailhead Projects

Replace Roof: \$100,000 (need to update due to needing new plywood) Trash bin enclosure: \$8,210 Conceptual design and estimating: \$18,000 **Total Projects Costs:** \$126,210

Post Office Projects

Office remodel and chinking: \$15,784 Patio door: \$8,154 Trash bin enclosure: \$14,421 Indoor/Outdoor furniture: \$TBD Automatic coffee machine: \$18,000

Short Course Projects

Water Feature reconstruction: \$300,000 Total Project Costs: \$300,000

Healthy Forest

Miscellaneous Supplies: \$350 (Flagging, stakes, paint, and seed)

Wildfire Mitigation

Work occurs on open space, easements and along roadways. It is inventoried and divided into 5year cycles. The increase in this line item is due to the rapid over-growth of vegetation. Standing, dead Douglas Fir trees from the Douglas Fir Beetle are also impacting the mitigation costs. \$75,000

Easements, Open Space and Roadways

Mitigation work consists of removing standing, dead trees where District property boarders private property. The line-item increase is mainly due to addressing the effects of the Douglas

Fir Beetle. The large Douglas Fir trees cost more to fell, costing up to \$1,400 per tree to take down and remove. \$20,000

Pheromone Packets

Theses packets will help protect the Douglas Fir trees and can also be sold to owners for private use. This is one of three tactics the Forest Service will implement to help combat the Douglas Fir Beetle. \$2,000

GPS Booster

The device will allow the more accurate identification of property lines and boundaries. \$2,250

Deep Root Fertilizer

Both healthy forests and community operations use deep root fertilizer. Costs are now combined into one line-item. This is another tactic for combatting the Douglas Fir Beetle. \$35,000

Colorado State Forest Service (CSFS) Fir Beetle Assessment Action Plan

CSFS will provide assistance and an action plan with mitigation strategies to combat the Douglas Fir Beetle. \$2,100

Athletic Center

Building and pool boilers

The original, inefficient Lochinvar boilers at the Athletic Center are showing their age. In 2017 there were multiple service calls to HVAC companies to keep them functioning. (It is fortunate that that there were only have a handful of days the heat was off.) They are extremely hard to service and find parts for due to their age. They will be replaced with new Lochinvar multi stage boilers.

Pool Furniture

The existing pool furniture is in poor condition. The estimate includes pool furniture for both indoor pool area, outdoor sitting area and hot tub enclosure. Four benches, 14 chairs, seven side tables, three chase lounge chairs and eight fake plants with containers. Half of the furniture would be outdoors during summer months.

Pool Deck Surface

The concrete deck is deteriorating and aesthetically not pleasing. Aqueous flooring is a 2mm vinyl safety flooring designed for continually wet areas where people are bare foot. It is engineered with slip resistant particles and raised emboss for added slip resistance. The quote includes concrete preparation, patching and reducers around drains and edges as part of installation.

Tennis/Pickleball Court and windscreen repair

Inherent with the asphalt construction of tennis courts is structural cracking. Seasonal cracking due to the expansion/contraction from temperature changes is unavoidable thus requiring annual repair and rehabilitation. Pickleball cracks were repaired and resurfaced June 2017 as well as the tennis court cracks were repaired. In 2018, crack repair is scheduled to be done on the pickle ball courts and the tennis court crack repair and resurfacing will be completed. This estimate also includes \$2,000 for windscreen replacement.

Keyless Locker Locks

The functionality of existing locker locks continues to be a consistent concern of patrons at the Athletic Center. An electronic locker lock experience would offer modern design and eliminate these frustrations. The new locks would have a highly visible display and have the option to switch between single-user and multi-user lock modes. An idea around recouping costs with this upgrade could be to lease a set amount of the lockers at an annual or monthly rate. The model quoted is the Master Lock No. 3685.

Common Area Flooring

Luxury vinyl is suited for heavy traffic areas including entry way, common areas and locker rooms like those at the Athletic Center. At 2.5mm the product is available in high end wood and texture visuals. The focus is on durability and cleanliness of the material which will replace all carpeted areas.

Trash bin enclosure

The Athletic Center trash bin enclosure is falling apart. The new structure will be in a better location suited for Vail Honey Wagon. The structure will be lockable to keep property owners from dumping unwanted trash. This year we have had four incidents with bears breaking in and spreading trash all over the parking lots. The new structure will be bear proof. The new structure will also have a roof to prevent snow build up and dangerous walking conditions for staff when trying to empty trash into dumpster.

Trim work and reception work area

The trim throughout the building needs to be touched up to look uniform and up to Cordillera standard. The reception desk is too small and not efficient for staff use. The reception desk would be built in, be bar height and have filing cabinets. This work area will be spacious enough for the coffee station, a raised portion to hide staff's monitors and provide an area for homeowner sign in.

Trailhead Projects

Wood Shake Roofing

The wood shake roofing has reached the end of its useful life. Staff recommends replacing it with Divinci Composite Shakes. Due to the constructed style of the roof, contractors will have to install all new plywood underlayment for shingles to attach. This will also cause some siding work and stone work to be performed on certain areas on the roof.

Trash bin enclosure

The Trailhead trash bins are rusting and falling apart. The new structure will be in a better location suited for Vail Honey Wagon. The structure will be lockable to keep property owners from dumping unwanted trash. This year we have had four incidents with bears breaking in and spreading trash all over the parking lots. The new structure will be bear proof. The new structure will also have a roof to prevent snow build up and dangerous walking conditions for staff when trying to empty trash into dumpster.

Trailhead pool conceptual drawings.

Trailhead pool vessels are failing and need to be re-plastered before the coatings have worn off and an entire new vessel must be poured. Additionally, staff recommends replacing cracked pool decking and addressing the safety hazard of the pool coping. Pool decks should be flat and smooth all the way to the edge. Currently, the Trailhead's pool deck is raised up 3"-4" around the pool and presents a significant trip hazard and maintenance nightmare. While pool decks are removed new plumbing, curbing for landscape beds can be installed. The curbing is needed to prevent soil from washing onto the deck and causing a slippery mess. Staff is working with OLC Design to come up multiple conceptual drawings to address the changes needed to bring the pool up to code as well as fix all the challenges it currently presents.

Post Office Projects

Office remodel

The current office is out dated and inefficient for staff use. The proposal is to reconstruct the office desk, package drop off area and install new shelving in the office area. This project also replaces the book shelf with more parcel boxes. to accommodate the increasing number of packages delivered. The book share area will be moved into the Café and new book shelves will be made to accommodate the large amount of books.

Chinking

The current beams in the Café have shrunk as they have dried out over time creating substantial gaps which allow heat loss. To fix these gaps, chinking and $1x^2$ insulation will be used to create an air tight seal.

Patio Door

The current wood-clad patio door is bowed to the extent that it does not make an air tight seal when closed. Staff is recommending replacing this door with a new wood-clad door.

Trash bin enclosure

The Post Office trash bin structure is falling apart, and the recycling is set on the lawn. The structure will be lockable to keep property owners from dumping unwanted trash. This year we have had four incidents with bears breaking in and spreading trash all over the parking lots. The new structure will be bear proof. The new structure will also have a roof to prevent snow build up and dangerous walking conditions for staff when trying to empty trash into dumpster.

Short Course Projects

Water Feature Leak

The short course water feature has a leak of 25,000 gallons per 8 hours of run time. Staff has also found the irrigation pond to have a leak of 12,000 gallons per 24 hours. While conducting final tests, staff found that the spillway from the upper pond to the second pond has a leak that is 72,000 gallons in 3 hours. Due to the severity of this last leak, the water feature was turned off to prevent possible flooding of a neighboring home. Staff is recommending using Alliance Golf to replace all liners in the ponds and spillways. Alliance is the company that completed the Summit Golf Club's irrigation lake liner replacement.

	Proposed 2017 Budget	PCT	Proposed 2017 Fee		Proposed 2018 Budget	PCT	Proposed 2018 Fee
Wages & Benefits	Dudget		100		Dudget		100
Administration	528,591	47%	247,104		470,703	50%	235,352
Public Safety	755,536	50%	377,768		782,852	50%	391,426
Public Saferty Patrol Contract					98,098	50%	49,049
Facilities	756,800	27%	190,363		251,162	30%	75,349
Custodian's				,	93,949	50%	46,975
Fleet					157,985	10%	15,799
Finance Consultant	30,000	40%	12,000		132,000	50%	66,000
Total Benefits & Wages	2,070,927	-	827,234		1,986,749		879,948
Admin & General Expenses			-				-
Strategic Planning	120,000	50%	60,000		20,000	50%	10,000
Employee Morale	33,500	40%	13,400		36,674	47%	17,237
Payroll Admin	24,844	40%	9,938		25,613	40%	10,245
Board Meeting Expenses	9,800	50%	4,900		11,610	50%	5,805
Dues & Subscriptions	12,229	15%	1,834		11,253	20%	2,251
Employee Recruitment	14,436	40%	5,774		20,913	40%	8,365
Insurance Expense					-		-
MIS & Computer Fees	49,725	40%	19,890		60,437	40%	24,175
Misc. Office Equipment	25,670	40%	10,268		42,000	40%	16,800
Office Supplies	17,810	40%	7,124		18,787	47%	8,817
Postage & Courier	4,470	50%	2,235		4,470	50%	2,235
Printing	245	40%	98		925	40%	370
Copier Mtce	6,227	40%	2,491		6,227	40%	2,491
Seminars & Education	30,355	40%	12,142		36,000	25%	9,000
Safety	3,000	50%	1,500		3,303	50%	1,652
Maintenance and Repairs - Facilities	15,884	50%	7,942		16,913	50%	8,457
Legal Fees - attend monthly meetings			-		-		-
Telephone	29,120	40%	11,648		28,880	25%	7,220
Election	3,944	100%	3,944		12,064	50%	6,032
Utilities	76,365	40%	30,546		76,365	40%	30,546
Total Admin & General Expenses	357,624		205,674		432,434	47%	171,696
Public Safety Non - Payroll Expenses						-	
Utilities	17,694	50%	8,847		18,168	50%	9,084
Public Safety Related Supplies	7,710	50%	3,855		7,410	50%	3,705
Signage - Public Safety	750	50%	375		750	50%	375
Sticker Expense	1,490	50%	745		1,449	50%	725
Uniforms - Public Safety	10,996	50%	5,498		11,495	50%	5,748
Public Safety Equip Mtce & Fuel	40,587	50%	20,294		40,587	50%	20,294
Maintenance and Repairs - Gates	4,850	100%	4,850		4,738	100%	4,738
Total Public Safety non-Payroll	84,077	50%	42,039		84,597	50%	44,668
Other Operating Expenses		· · ·	-		1.6.		-
Nordic Trail Maintenance	18,000	100%	18,000		18,000	100%	18,000
Post Office Employee	58,414	100%	58,414		64,844	100%	64,844
All Articles and	0 700 040	- 22.	4 454 264 45	2.00/	2 590 624	1996 -	1 170 150
Total Expenditures	2,709,042		1,151,361.15	-3.2%	2,586,624		1,179,156
Increase (Decrease) From Prior year			(38,639)				27,795
CMD Contribution						×	
Communciations	87,988.00	50%	43,994.00		94495	50%	47247.5
Collateral	14,615.00	50%	7,308.00		14378	50%	7189
Website	13,225.00	50%	6,613.00		15920	50%	7960
		Total	57,914.00			Total	62,397
		Total 2017	1,093,447.00			Total 2018	1,116,760

				0	peration	s					
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
\L 1 :	Deliver premie	r services.									
Ot	oj. 1.4 Manage		nce and engine	ering services efficiently and	d respons	sibly.					
		Planning									
			Conduct bu	dget planning, evaluate capita	al assets, a	and asses	s future ca	apital nee			
				Update CMMS with new PM schedules and data entry.	х	х	х	х	OD/FW	Plan completed.	Community
				Update the 20 year road program, with new PCI.	x	x	x		OD/GM	Plan completed.	Community
				Update the 5 year CIP plan.	x	x			OD/HM/FW	Plan completed.	Community
				Integrate plans for easy implementation.	x	x	x	x	OD/HM/FW	Plans integrated and incorporated into annual work pans and budget.	Community
		Athletic Center at Cordillo	era								
				Conduct the yearly preventative maintenance.	x	x	x	x	OD/FW	Execution of required maintenance.	Property Owners
			Execute cap	bital improvement projects.					•	-	•
				Oversee construction of new trash bin enclosures			x	x	OD/FW	Enclosures completed	Property Owners
				Oversee installation of new boilers		x			OD/FW	Boilers installed	Property Owners
				Oversee construction of new reception area work space	x				OD/FW	Reception work area is new	Property Owners
				Oversee installation of new pool deck surface and repair work	х				OD/FW	New Flooring	Property Owners

				Op	peration	IS					
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
	Deliver premie										
Ob	oj. 1.4 Manage	infrastructure, maintenar	ice and engine	ering services efficiently and	d respons	sibly.		-			
				New flooring in hallways and locker rooms		x			OD/FW/RD	New Flooring	Property Owners
		Trailhead					I		1		
				Conduct the yearly preventative maintenance	х	x	x	x	FW	Completion of required preventative maintenance.	Property Owners
				Execute capital improvement projects	х	x	х	x	OD/FW/RD	Completion of budgeted projects.	Property Owners
				Conceptual design work for new pools in 2019		x			OD/RD	New pool deck.	Property Owners
				Replace Wood Shake Roofing		х			OD/FW/RD	New roofing material.	Property Owners
				Oversee construction of new trash bin enclosures			x	x	OD/FW	Enclosures completed	Property Owners
				Install fencing under decking for safety		х			FW	New siding.	Property Owners
		Administration Building									
				Conduct the yearly preventative maintenance	Х	x	х	x	FW	Completion of required preventative maintenance.	Community
			Execute cap	bital improvement projects.		L	I	I			I
				All trim work touched up, 2 new desks constructed	х				OD/FW	Desks are complete	Community

AL 1: Delive	Ectives Function/Program Service Area	Strategy								
			Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
Obj. 1.4	ver premier services.							-		
	Manage infrastructure, maintenanc	e and enginee		d respons	ibly.			T		T
			Oversee construction of new trash bin enclosures			x	х	OD/FW	Enclosures completed	Property Owners
			Repair all windows with blown seals		х			OD	All windows are clear and free from fog	Community
	Post Office/Café		-							
			Conduct the yearly preventative maintenance	х	х	х	х	OD/FW	Completion of required preventative maintenance.	Community
			Over see construction of new office work space, new parcel lockers, bookshelves and chinking	Х				OD/FW	Workspace is updated.	Community
			Install new patio door			х		OD/FW	New door is in.	Community
			Oversee construction of new trash bin enclosures			х		OD/FW	New structure is built around trash bins	Community
	Short Course									
			Conduct the yearly preventative maintenance	х	х	x	x	FW	Completion of required preventative maintenance.	Community
		Execute cap	ital improvement projects.			I	I			
			Rebuild new water features			x	x	COD/FM/SP	water feature runs and does not leak	Community
	Trails/River Parcel							•	•	•
			Conduct the yearly preventative maintenance	Х	Х	х	х	TS	Feed back from community members.	

					peration						
ls	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
	Deliver premie										
Ob	j. 1.4 Manage	infrastructure, maintena	nce and engine	ering services efficiently an	d respons	sibly.					
				Oversee install of new aeration pumps for ponds		х	х		TS/FW	New picnic tables	Community
				Trail/River Parcel Sign Refurbishment/ Replacement		х	х		TS/FW	New signs.	Community
		Roads		-						1	
				Administer road improvements.		х	х		OD/ENG		Community
			Execute ca	pital improvement projects.	•				•		<u> </u>
				Fenno from Ranch gatehouse past Cimmeron		х			OD/ENG	Completion chip seal application.	Community
				Winchester Trail		Х			OD/ENG	Completion chip seal application.	Community
				CEC Parking Lot		х	Х	Х	OD/ENG	Signs in place where required.	Community
		Community Maintenance	9								
		ļ	Administer	community maintenance.							
				Road Shoulder Work		x	Х		OD/OW	Stable and supportive shoulder structures through ongoing and as needed maintenance.	Community
				Road Striping		х	Х		OD/OW	Visibly bright striping.	Community
				Parking Lot Striping		Х	Х		OD/OW	Visibly bright striping.	Community
				Street/Holiday Lighting	x	х	х	х	OD/OW	Functioning street and holiday lights.	Community
				Street Signage	х	х	х	х	OD/OW	Signs in place where required.	Community

				U	peration				-		
S	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
	: Deliver premier				-						
0	bj. 1.4 Manage i	infrastructure, maintenar	nce and engine	ering services efficiently an	d respons	sibly.					
				Electrical Repair	х	х	х	x	OD/OW	Functioning electrical systems.	Community
				Tree/Pest Removal		Х	х		OD/OW	Health trees, tree removal and pest monitoring.	Community
				Spray all noxious weeds		x	x		OD/OW	Weeds dying off in areas identified with noxious weeds. Noticeable reduction in mosquito larvae and mosquitos.	Community
				Yard and Household Debris Pick-Up		х	x		OD/OW	Debris piles removed from road sides throughout the community.	Community
		Gate Houses	Oon duct the			•	•	•			
				e yearly preventative maintena bital improvement projects.	ince.						
		River Parcel/Ponds									
				Service Agreement	x				OD	Signed agreement.	Community
				Programming		Х			OD/TS	Community attendance.	Community
				Pond Stocking, 400 in summit, 300 Bearden, 200 Granada, 100 CVC		х			OD/FFO	Additional fish in ponds.	Community
				Trail Maintenance/Repair	x	x	x	x	TS/OD	Trails free of deadfall trees and weeds with obvious pathway in summer and machine groomed or foot packed trails in winter.	Community

					peration						
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
	Deliver premier										
Ob	oj. 1.4 Manage i	infrastructure, maintenance	e and enginee	ering services efficiently and	d respons	sibly.					
		Dog Park/Ice Rink									
				Conduct the yearly preventative maintenance.	х	х	х	х	COD/OS/FM	Community satisfaction.	Community
			Execute cap	ital improvement projects.	1	1		I			
				Clean up Warming hut, new lighting, paint	х				COD/OS/TS	Current building is updated.	Community/County
				Lighting		х			COD/OS/TS/FM	Lights up and better ice surface illumination.	Community
		Engineering Services									•
			Administer a	a Road and Traffic Calming/Sa	afety Stud	y.					
			-	Identify strategies to be implemented for 2017- 2020 and beyond	х	х	х		GM/COD/ENG	Executed strategies.	Community
				Incorporate strategies into 2018 budget			х	x	GM/COD/ENG	Appropriate budget amount reflected in budget.	
		Landscaping			1	1		L			
			Flower mate	rial purchasing.							
				Review bed spreadsheet		x			COD/RM	Improved plant quality and plantings.	Community
				Identify quantity and size of flowers per bed		x	х		COD/RM/SP	Quantity and size of plants criteria met.	Community
				Place order			Х		COD/RM	Order placed.	Community
				Review and plan flower color per bed	Х				COD/RM/SP	Color scheme criteria met.	Community
				Organize delivery with in- house or outsourced bed maintenance service provider		х			COD/RM/SP	Flowers delivered for and to appropriate beds.	Community

				O	peration	S					
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
	Deliver premie						L				
UD	j. 1.4 Manage	infrastructure, maintenar	ice and engine	ering services efficiently and Initiate irrigation operations	a respons	5101y.	r	1	COD/OS/FM	Irrigation	Community
				initiate irrigation operations		х			COD/ US/ FIM	Irrigation functioning throughout community.	Community
				Review/begin M/T/B services	х				COD/OS/RM	Identify locations.	Community
				Ongoing M/T/W and irrigation repair services		x	x		COD/OS	Appearance of grass and plant maintenance and health.	Community
				Outsource non-irrigated bed watering functions. Quotes in progress.		x	Х				
		Bearcat Stables									
			Oversee fac			1	r	I	1	1	1
				Yearly review/execution of contract					COD	Contract signed.	Community
				Annual maintenance	х	х	х	х	COD/Lessee/OS/FM/ Landscaping	Visual inspection of expected/executed services.	Community
				Communication	х	x	х	x	COD/Bearcat Staff	Community acknowledgment and participation in events/programs.	Community
				Hay barn foundation			х		COD/OS/SP	Repair of foundation.	Community
		Water Service									
				Collaboration on water projects and system maintenance	Х	x	x	x	COD/GM	Feedback on collaboration.	Community

ls	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation Indicators	Target Group
		Service Area			Q1	Q2	Q3	Q4			
L 1:	Deliver prem	nier services.									•
1.4	Manage inf	rastructure, maintena	nce and engi	neering services efficiently and res	ponsibly	/ .					
		Fleet						_			-
				Conduct yearly preventative maintenance and repairs as required	х	х	х	х	НМ	Efficiently running and clean vehicles, with no major downtime	Community
				Vehicle/Equipment Purchase. See recommendations and justifications	Х	х	х		НМ	New vehicles in CMD possession	Community
				Winter equipment prep			x	х	НМ	All snowplowing equipment prepped and ready for the winter season, snow tires installed.	Community & Operations
				Spring / Summer Equipment prep	Х	x			НМ	All Summer equipment prepped and ready for the summer construction season	Community, Operations and T crew
				Equipment Rental	х	x	x	x	НМ	Have all required equipment available to operations	Community
		Budget					1	•			
				Conduct budget planning, evaluate capital assets, and assess future capital needs	х	x	x	x	НМ	Meeting the needs of Com Ops regarding most benificial equipment and vehicles	CMD / Fleet
				Update 5 year fleet plan		x	x		OD/GM/HM	Updated information and planned execution of purchases.	CMD / Fleet
				Conduct budget planning for 2018	х	х	х	х	НМ	2018 Budget complete and approved	CMD / Fleet
		Daily Operations		1						Tabbiotoa	<u> </u>
				Review and coding of invoices	Х	х	х	х	НМ	Invoices coded and turned into finance	Fleet
				Input of work orders in Fleet Software	Х	Х	х	Х	НМ	Work orders inputed and available for review	Fleet
				Scheduling of work for the day.	х	х	x	х	НМ	Repair orders reviewed and top priorities scheduled for the day	Fleet

					Fleet						
bals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
AL 1	: Deliver prem	nier services.									•
. 1.4	Manage inf	rastructure, maintena	nce and engi	neering services efficiently and res	ponsibly	•					
				Review repair orders / DOT inspection sheets	х	х	х	х	НМ	Review of pre trip inspections for complete and accurate information	CMD / Fleet
				Filing of DOT pre - trip inspection forms.	Х	х	х	х	НМ	All records from the last 6 months are on file and available for review	CMD / Fleet
				Bi Annual DOT number update		Х			НМ	DOT compliance and records filed with FMCSA	CMD / Fleet
		Fuel			-	-					-
				Perform monthly / Annual fuel tank inspections	х	х	Х	х	НМ	Inspections complete and ready for Colorado review	CMD / Fleet
				Fire Dept. Billing	Х	х	Х	Х	НМ	Billing completed and invoiced	CMD / Fleet
				Transfer fuel records to Fleet software	х	х	Х	х	НМ	All records up to date in software	CMD / Fleet
				Track fuel records in excel spreadsheets	Х	Х	х	х	НМ	Records complete and available for Budget process	CMD / Fleet
				Fuel tank and Ullage records		х			нм	All Records sent to State of Colorado for review	CMD / Fleet

					trian Cen		-				
ioals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
OAL 1	: Deliver prem	ier services.	•								
bj. 1.4	4 Manage infi	astructure, maintenance a	and engineeri	ng services efficiently and i	esponsibl	y.					
		Planning									
				Develop a 10 year					COD/FD/GM/FM/OS/C	Plan completed.	Community
				Equestrian center plan.	Х				EECES		
		Equestrian Center				ļ					
		•	Administer	horse boarding program.							
				Boarding Contract				х	COD/CECS	Signed contracts.	CEC staff an boarders
				Feeding	x	x	х	x	CECM/Staff	Healthy horses.	CEC staff an boarders
				Horse care/assessment	x	x	X	x	CECM/Staff	Healthy horses.	CEC staff an boarders
				Stall cleaning	x	x	x	x	CECM/Staff	Clean stalls.	CEC staff an boarders
				Paddock cleaning		x	x		CECM/Staff	Clean paddocks.	CEC staff an boarders
				Paddock Scraping		x			CECM/OS	Clean paddocks.	CEC staff ar boarders
				Water bucket/waterer cleaning	x	x	x	x	CECM/Staff	Clean buckets and tanks.	CEC staff ar boarders
				Arena maintenance	x	x	Х	х	CECM/Staff/FM/OS	Execution of maintenance requirements.	CEC staff ar boarders
				Equipment maintenance	x	x	x	x	CECM/FLTS	Execution of maintenance requirements.	CEC staff ar boarders
				Fence maintenance	x	х	х	x	CECM/Staff/OS	New post and rails and vinyl fencing maintenance.	CEC staff ar boarders
				Facility maintenance	x	x	x	x	CECM/Staff/FM/OS	Execution of maintenance requirements.	CEC staff an boarders

ioals	Objectives	Function/Program	Strategy	Equest	2018	2018	2018	2018	Responsibility	Evaluation	Target
ouis	Objectives	Service Area	onategy	TUSKS	Q1	Q2	Q3	Q4	Responsibility	Indicators	Group
DAL 1	: Deliver prem					¥-	٧U	<u> </u>		Indicatoro	
			and engineer	ng services efficiently and r	esponsibly	1.					
~j				Financial management		· •			COD/CECM	Meeting budget	COD, CEC
				i manolar management						criteria and	staff and
					Х	Х	Х	Х		monthly financial	Finance
										review.	Director
				Blanketing-Inside					CECS/Staff	Horses with	CEC staff and
				-	Х	Х	х	Х		blankets.	boarders
				Paddock turnout					CECS/Staff	Horses moved to	CEC staff and
					Х	Х	Х	Х		paddocks.	boarders
				Manure loading dumpsters	V	V	X	v	CECM/Staff/OS	Manure removed	CEC staff and
					х	Х	х	Х		from staging area.	boarders
				Snow Removal					CECM/Staff/OS	Snow removed	Community
					х			х			and CEC
					~			~			boarders.
			Implement	the lesson program.				1			
				Inform Trainers					CECM/CECAS	Trainers scheduling	Community
					Х	Х	Х	Х		lessons.	and CEC
											operations
				Provide Staff Training					CECM/CECAS	Staff giving lesson	CEC staff
					х	х	х	х		or leading	
										community events.	
				Provide Legal Documents					CECM/CECAS	Signed documents.	CEC staff and
				Fronde Legal Documents	х	х	х	х	CECIVI/ CECAS	Signed documents.	lesson
					~	X	~	~			participants.
				Manage Scheduling/Arena		Y	Ň	×	CECM/CECAS	Posted schedules.	CEC staff
					х	Х	Х	Х	,		
				Manage	v	х	х	х	CECM/CECAS	Posted schedules.	CEC staff
				Scheduling/Participants	х	^	^	^			
				Monitor Program	v	v	v	v	CECM/CECAS/COD	Monthly updates of	CEC staff
					Х	Х	Х	Х		participation.	
			Host comm	unity events.	-			1	1		
				Develop Programs/Plans	х	х	х	х	CECM/CECAS	Completion of	Community
						-				planning.	0501
				Solicit Volunteers	х	х	х	х	CECM/CECAS	Volunteers signing	CEC boarders
				Cot Lin for Events					050M/8tc#/00	up.	OFC beard
				Set Up for Events	Х	Х	Х	Х	CECM/Staff/OS	Completion of set	CEC boarders
					1					up.	I

				Equest	rian Cen	iter					
Goals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
GOAL 1	: Deliver prer	nier services.									
)bj. 1.4	4 Manage int	frastructure, maintenance	e and engineeri	ing services efficiently and r	esponsibl	у.					
				Break Down Event	х	х	х	х	CECM/Staff/OS	Completion of break down.	CEC boarders
			Conduct the	e yearly preventative maintena	ance.						
				Roof Repair		x			COD/CECM/FM/SP	New corrugated metal roofing sheets and screw hole filling.	Community and boarders.
				Remodel Tack up area	x				COD/CECM/OS/FM	Remove Tack up Stall and create three individual tack up areas.	CEC boarder
				Paint Interior of Main Barn		x			COD/CECM/OS/FM	Paint upper portion of front area of main barn to improve aesthetics.	CEC boarder
				Paint and fix siding outside Main barn		x			COD/CECM/OS/FM	Repair siding where needed and paint.	CEC boarder
				Remodel Viewing Area		x			COD/CECM/OS/FM	Demolish old viewing area and replace with larger updated arean viewing area	CEC boarder

				Customer	Servic	е					
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018		Responsibility	Evaluation	Target
GOAL	1. Dolivor pr	Service Area			Q1	Q2	Q3	Q4		Indicators	
GUAL			atations by	providing timely professional	and of	factiva	convior				
		-	ctations by	v providing timely, professional	and er	lective	Service	35.			
		Administration	Son/o oo th	a point of contact (front dock)							
			Serve as th	e point of contact (front desk). Assist customers with questions		1			Reception	Questions answered.	Commun
				and services.	x	х	Х	х	Reception	Property owner satisfaction.	Commun
				Answer phones and assist customers.	x	x	х	x	Reception	Phones answered within 2 rings. Property owner satisfaction.	Commun
				Coordinate Ice Skate rentals.	x	х	Х	х	Reception	Skates rented and returned. Property owner satisfaction.	Property
				Assist contractors with stickers.	х	х	Х	х	Reception	Stickers issued.	Commun
				Prepare snowplow forms and hang tags.	х			х	Reception	Snowplow tags issued.	Commun
				Provide Notary Services.	Х	х	Х	Х	Reception, Accounting Clerk	Notary services provided.	Property
				Hunting Parking Permits			Х	Х	Reception	Tags issued.	Property
				Resident access	x	х	х	х	Reception	Transponders issued. Property owner satisfaction.	Property
				Athletic Center access	x	х	х	х	Reception	Fobs issued. Information entered. Property owner satisfaction.	Property
				Provide Fishing Access to property owners and Club Members.	x	x	x	x	Reception, FFO	Parking tags issued	Property Club Mer
		Post Office							·	·	• •
			Administer	post office protocols.							
				Assist customers with outgoing postage needs.	Х	Х	Х	Х	Postal Clerk	Property owner satisfaction.	Property
				Assist customers with mail sorting/retrieval.	х	х	Х	х	Postal Clerk	Property owner satisfaction.	Property

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				Customer	Servic	е					
Goals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
OAL		emier services.							- 		
	Obj. 1.1 Ex	ceed customer expe	ctations by	providing timely, professional	and ef	fective	service	es.	1		
				Provide premium forwarding services.	х	x	х	x	Postal Clerk	Mail forwarded on scheduled. Property owner satisfaction.	Property Owners
				Maintain front sorting table and book exchange areas.	х	x	x	x	Postal Clerk	Areas organized and clean. Property owners satisfaction.	Property Owners
				Maintain coffee area.	х	х	x	х	Postal Clerk	Property owner satisfaction	Property Owners
				Develop and maintain a standard operating procedures.	х	x	x	x	Postal Clerk	SOPs developed.	Coverage staff
		CMD and CPOA Boards									
			Plan, host a	and conduct follow up for board mee	tings.	-		-			_
				Draft agenda and materials.	Х	х	х	x	Executive Coordinator, CM, GM	Materials drafted.	BOD
				Receive input from Presidents, legal and staff.	Х	x	x	x	Executive Coordinator, GM, Presidents, CM	Input incorporated.	BOD
				Revise and finalize agenda and materials.	Х	x	x	x	Executive Coordinator, GM, CM	Materials finalized.	BOD
				Post agenda with Eagle County, Administration, Post Office and Gate Houses.	х	x	x	x	Executive Coordinator, Accounting Clerk, GM, CM	Agendas posted.	BOD, Communit
				Email board packets to BOD.	Х	х	х	х	Executive Coordinator, GM	Board packets emailed.	BOD
				Post board packets to website.	х	x	x	x	Executive Coordinator, CM, GM	Board packets posted to website.	BOD, Property Owners

	Customer Service												
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group		
		Service Area			Q1	Q2	Q3	Q4		Indicators			
GOAL	1: Deliver pre	mier services.	-										
	Obj. 1.1 Exc	ceed customer expect	tations by	providing timely, professional	and ef	fective	service	es.					
				Host meetings and take minutes tracking direction, decisions and follow up actions required.	x	Х	Х		Executive Coordinator, CM, GM	-	BOD, Property Owners		
				Post minutes on the website and provide meeting summary in the Cordillera Connection.	x	х	х		Executive Coordinator, CM, GM	Minutes posted and disseminated.	BOD, Property Owners		

				Human Res	ources						
oals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Grou
		Service Area			Q1	Q2	Q3	Q4		Indicators	
DAL 3	: Be an emplo	over of choice.									
		er a high performing to	eam.								
		Employee Engagemen									
				n dialogue with employees.							
			r domato opo	Provide timely, accurate					MT	# and type of	Employees
				communications						communications.	,,
					Х	Х	Х	Х		Employee	
										satisfaction.	
				Solicit feedback and incorporate	N N	v		Ň	All	# and type of	Employees
				appropriately	Х	Х	Х	Х		communications.	. ,
		Continuous Improvem	ent Process								
			Continue to re	eview of human resource policies and	practices.						
				Solicit feedback					HR	Feedback solicited.	Employees
					Х	Х	Х	Х			
				Refine if necessary	Х	х	Х	Х	HR	Revised.	Employees
		Recruitment and Rete	ntion								
				ferent recruiting strategies							
				Referral program					HR	Feedback	Employees
				·····	x						,
					^						
				Linked in, Facebook, Colorado					HR	Feedback	Candidates
				Workforce Center, Mountain	Х	Х	Х	Х			
				Careers, etc.							
				Implement PTO policy					HR/Freeform	Feedback	Employees
					Х						
		2018 Work Plan and E	Budget		<u> </u>	1	•	1			I
			-	Continue to develop a			1		GM, FD, HR,	Plan and budget	Employees
				comprehensive plan and budget	х			х	Communications	completed.	
				,				~		1	
0	bi. 3.2 Pay for	r performance and accou	untability			I	L	I		L	
		2018 Performance Ma	•								
				Compensation study	Х				HR/Freeform		
				Continue to support and manage	1	1	1	1	Directors,	Active management	Employees
				expectations and performance	х	х	х	х	Managers and	ongoing.	1
									Supervisors		
				Conduct year end performance	1	1	1	1	Directors,	Year end evaluations	Employees
				evaluation meetings by reviewing					Managers and	completed.	, , ,
				2017 goals and objectives.	Х			Х	Supervisors		
				Disseminate merit							
		e a culture of learning.			<u> </u>		L				

				Human Res	ources						
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
GOAL 3	: Be an emplo	oyer of choice.									
		Employee Training									
			Build a learning o	rganization that works effectively t	ogether a	nd stays	abreast	of develo		1	1
				Ensure each staff have professional development plans that support attending trainings and classes	x	х	х	x	All Employees	# and type of professional development opportunities attended. # of staff.	Employees
				Ensure staff maintain appropriate licenses to execute their jobs	x	X	x	x	All Employees	# and type of professional development opportunities attended. # of staff.	Employees
				Every other month employee meetings (strategize annual training program with Freeform)	x	х	x	x	HR/All Employees		
				Support staff in the pursuit of certifications and degrees	x	x	x	x	All Employees	# and type of professional development opportunities attended. # of staff.	Employees
		Management Team Tra	ining				<u> </u>	l			
			Management Tra	ining							
				Host training highlighting best practices and tools for effective management	x	х	x	x	HR, FreeForm	Training provided, # of staff, organizational culture	Employees
				Supervisor/Manager training HR 101	х			х	HR, MT		Employees
		All Staff Trainings									
			Enhance the inte	rpersonal, communication and lead	lership sl	tills of en	nployees.				
				Host a safety training					HR	Training provided, # of staff, organizational culture.	Employees

				Human Reso	Jurees						
Goals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
OAL 3	: Be an empl	oyer of choice.									
		- -		Email, Microsoft, ADP	х	x	х	Х	HR/IT	Training provided, # of staff, organizational culture.	Employees
			Provide employ	ees with tools to actively participate i	n the pe	formanc	e manage	ment pro	ceeds.		
				Continue to review the 2017 performance management tool, process, expectations and merit	х				HR	Training provided, # of staff, organizational culture	Employees
0	bj. 3.4 Suppo	rt the wellness of employ	yees and families	•							
		Open Enrollment				1	1		115		Envelop
				Administer open enrollment online ADP	Х			Х	HR	Open enrollment completed.	Employees
		Benefit Review									
			Complete bene	fit package review.						I have be under an el historia a	F
				Work with Hays to provide competitive benefits			х		HR, GM, HR, Finance	Understand history and current package.	Employees
				Complete analysis and receive recommendations					Benefits Consultant	Analysis and recommendations completed.	Employees
				Work on Total Compensation statements with consultant	Х				HR/Benefit Consultant		Employees
				Present findings and recommendations to GM, Management Team, Boards and Employees					Benefits Consultant	Presentations completed and feedback received.	Employees
				Identify strategies to be implemented for 2017-2020. (Ensure alignment with performance management and compensation system.)					Benefits Consultant	Strategies identified.	Employees
				Implement additional options for EAP	х	x			HR	Strategies incorporated into budget.	Employees
0	bj. 3.5 Recogr	nize employees.		•		•				• • • • • • • • • • • • • • • • • • • •	
		Recognition									
			Recognition &	Engagement Committee							
				Increased Bird Bucks to \$15	Х	х	x	х	HR, GM, Recognition	Program administered.	Employees

				Human Res	ources						
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
GOAL 3	: Be an emplo	oyer of choice.									
				Engage more employees in events with more communication and personnel invitation	Х	Х	Х	х	HR, MT		All employees
				Implement Anniversary postcard	х	Х	Х	х	HR		Employees
			Host bi-monthly e	mployee lunches.							
				Host lunches in July, September and November	х	Х	Х	Х	HR, GM, MT	# of attendees, organizational culture	Employees
			Host and annual	summer celebration.	<u>I</u>					1	<u>I</u>
				Host celebration, host MT event		Х	Х		HR,GM, RC	# of attendees, organizational culture	Employees
			Host an annual w	inter celebration.	•	•				•	•
				Host celebration				х	HR, GM, RC	# of attendees, organizational culture	Employees

Public Safety											
ioals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018		Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
	L: Deliver prer	ide a safe and secure c	ommunity								
•	JUJ. 1.3 FIUM	Gates (Divide and Rand									
				ss to the community and provide	e a high l	evel of g	Jest serv	ices.			
				Staff gates from 5:00-1:00am					JOANNE	Gates are staffed.	Property Owners
				(20 hours a day).	Х	Х	Х	Х			
				Meet and Greet Vehicles in a friendly, welcoming manner.	х	х	х	х	STAFF	Vehicles contacted by staff.	Person in vehicl
				Check vehicle for sticker/pass and allow access if current sticker/pass.	x	х	x	x	STAFF	Vehicles are checked.	Person in vehicl
				If no sticker or pass determine who the person is.	x	х	x	x	STAFF	Identify intent of driver.	Person in vehic
				Provide Temporary Contractors with Pass.	х	х	х	х	STAFF	Contractors get passes.	Contractor
				Answer phones	х	х	х	х	STAFF	Answer Phones in a friendly welcoming manner.	PO
				Distribute maps and newspapers.	х	х	х	х	STAFF	Administer Paper program.	PO
				Provide other information as appropriate.	х	х	х	х	STAFF	Information provide.	PO
				Record daily activity, incidents.	х	х	х	х	STAFF	Check ABDI and be current.	Staff
				Document emergency activity.	х	х	х	х	STAFF	Incident reports written in ABDI	Staff
				Regulate/Monitor Contractors Hours/Days of Access.	х	х	x	x	STAFF	No complaints about after hours work.	Contractor
		Patrol								·	
				Conduct on average one patrol of community per shift. Implement and enforce CMD, CPOA, DRB policy and programs. Provide and coordinate emergency response and life safety.	x	x	x	x	Director	Staff conducts, on average, one patrol per shift.	Staff

				Public	Safet						
als	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018		Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
L 1	: Deliver prei	nier services.									
C	bj. 1.5 Prov	ide a safe and secure	community.			r	T	1	1		
			I	Staff 24 hour per day.	Х	Х	Х	Х	Supervisor	Schedule staffed.	Staff
			Distribute ne				•	1	1	-	
				Pick up and distribute					STAFF	Papers available to	COMMNITY
				newspapers to gates, Club	Х	Х	Х	Х		owners.	
				and ACC.							
			Ensure comp	pliance for DRB	1	1	1	1	I		I
				Document DRB issues and					STAFF	Staff detect DRB	Contractors
				communicate with DRB and	х	х	х	х		issues and pass on to	
				Compliance officer.						DRB or CO	
			Administer E	mergency Access Program (Supra	a Boxes)		1			Deves is at the	
				Administer program to store					STAFF	Boxes in place with	COMMUNITY
				emergency key on site for	Х	х	х	х		current key and use	
				emergency access.						tracked.	
			E. C			l					
			Enforce tras	h and recycling program.					OTAFE	Minimalianuan and	
				Check for program compliance		V	V	V	STAFF	Minimal issues and	COMMUNITY
				and prevent wildlife issues.	Х	Х	Х	Х		issues are addressed.	
			Address dea	d and nuisance wildlife.						auuresseu.	
			Address dea		1		1		STAFF	.Minimal issues and	COMMUNITY
				Remove dead wildlife. Harass	Х	х	х	х	STAFF	issues are addressed	COMMUNITY
				nuisance wildlife or call CPW.	~	^	^	^		issues are addressed	
				Escort over length trucks as			1		STAFF	Trucks receive	CMD
				needed.	Х	Х	Х	Х	01/11	escorts.	onib
				Monitor truck noise levels and			<u> </u>		STAFF	Noisy trucks are	CMD
				contact trucks that are to	Х	Х	Х	Х		asked to fix systems.	
				Traffic Control as needed.			ł		STAFF	Traffic control is safe	CMD
					Х	Х	Х	Х		and effective.	
				Parking enforcement.			1		STAFF	Address parking	CMD
				e e e e e e e e e e e e e e e e e e e	Х	Х	Х	Х		issues.	
				Assist with vehicle problems -					STAFF	Help Property Owners	COMMUNITY
				dead batteries/flat tires.	х	х	х	х		and their guests.	
						~					
				Pet issues are dealt with per					STAFF	Minimal issues and	COMMUNITY
				CPOA Resolution.	Х	х	х	х		issues are	
						~				addressed.	
				Check Equestrian Center at nig	Х	х	х	х	STAFF	EC Checked.	Horses
			Respond to 1		~				19.1.11		

					c Safet	<u>y</u>					
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
\L 1	: Deliver prei	mier services.			. <u> </u>		. <u> </u>		•		
		ide a safe and secure	community.								
	-			Check properties, coordinate with ERRFPD and Owners and ensure documentation.	х	х	х	х	STAFF	Respond to calls and coordinate with Owners.	COMMUNITY
			Respond to in	trusion alarms.	I		1		1		1
			<u> </u>	Check properties, coordinate with ECSO and Owners and ensure documentation.	х	х	х	Х	STAFF	Respond to calls and coordinate with Owners.	COMMUNITY
				Respond to Medical Calls	Х	Х	Х	Х	STAFF	Respond to calls and	COMMUNITY
				Property Damage (Fire, Water).	х	х	х	х	STAFF	Respond to calls and coordinate with Owners.	COMMUNITY
			Complete inci	dent reports.	-	-	-	-		-	-
				Document incidents/Reponses in ABDI	х	х	х	Х	STAFF	Write Reports.	CMD
			Provide specia	al event parking.					1		1
				Assist with parking for large events to help community, minimize effects to community and assure emergency vehicle access	x	x	x	Х	STAFF	Minimal parking issues at special events.	PO
		Fire & Life Safety		.							
			Make sure CN	ID/CPOA systems tested and in	spected	per code.					
				Inspect fire extinguishers/first aid/AED bi-monthly	х	х	х	х	DIRECTOR/ WENTWORTH	Systems inspected per code.	CMD/CPOA
				Re-fill/replace as necessary	х	Х	х	х	WENTWORTH	Systems inspected per code.	CMD/CPOA
				Coordinate annual inspections of extinguishers/hood system/sprinkler systems			х		DIRECTOR	Systems inspected per code.	CMD/CPOA
		Trash and Recycling			•					·	•
			Administer tra	ash and recycling collection serv	ices for	Cordillera	Commu	nity.			
				Weekly curbside trash removal. Each property has wildlife resistive containers.	х	Х	х	х	DIRECTOR	Trash is removed and minimal problems with wildlife.	COMMUNITY

				Public	c Safet	<u>y</u>					. <u></u>
als	Objectives	Function/Program	ction/Program Strategy	Tasks	2018		2018		Responsibility	Evaluation Indicators	Target Group
		Service Area			Q1	Q2	Q3	Q4			
\L 1	1: Deliver pre	mier services.									
C	Obj. 1.5 Prov	vide a safe and secure	community.								
				Biweekly curbside recycle removal.	х	Х	х	х	DIRECTOR	Recycling removed as scheduled.	COMMUNITY
				Community Dumpsters emptied 2 times a week.	х	Х	x	x	DIRECTOR	Dumpsters emptied as scheduled. Minimal wildlife issues.	COMMUNITY
				Community Recycling emptied as needed. 1-30 yd. containers for cardboard, 1- 20 yd. container for paper and 1-20 yd. containers for plastic/glass/metal.	Х	Х	x	x	DIRECTOR/ STAFF	Containers emptied before overflowing.	COMMUNITY
				Check area and keep tidy.	Х	Х	Х	Х	STAFF	Area clean.	COMMUNITY
				Collect/dispose of electronics/batteries/chemica ls. Take to County Haz Waste Site.	Х	х	х	x	WENTWORTH	Items not in dumpsters and go to proper facility.	COMMUNITY
		Healthy Forest							I		I
			Administer V	Vildfire Mitigation Program per Cl	POA Reso	olution.					
				Notify property owners of requirements per 5 year schedule.		х	x		Healthy Forest Coordinator	Letters mailed.	COMMUNITY
				Inspect properties per 5 year schedule.		Х	х		Healthy Forest Coordinator	Properties inspected.	COMMUNITY
				Mail notification regarding compliance issues.		х	х		Healthy Forest Coordinator	Letters mailed.	COMMUNITY
				Mark property lines/ corners.		х	х		Healthy Forest Coordinator	Property lines marked.	COMMUNITY
				Meet/coordinate with owners or property managers.		Х	х		Healthy Forest Coordinator	Meet with Owners.	COMMUNITY
				Issue letters of completion.		Х	х		Healthy Forest Coordinator	Letters mailed.	COMMUNITY
				Maintain Firewise Certification.				х	Healthy Forest Coordinator	Annual Certification.	COMMUNITY

				Public	c Safet	у					
als	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018		Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
		mier services.									
0	0bj. 1.5 Prov	vide a safe and secure	community.		1		ŀ	1			
				Establish annual work list					Healthy Forest	Pick possible list	COMMUNITY
				using the open space work		Х	х		Coordinator	using work list by	
				list.						year/neighborhood.	
				Obtain proposals for that		Х	Х		Healthy Forest	Meet with	COMMUNITY
				Mark project boundaries.		v	v		Healthy Forest	Projects ready for	OWNERS
						Х	Х		Coordinator	contractor.	
				Manage projects.					Healthy Forest	Projects completed	COMMUNITY
						х	х		Coordinator	satisfactorily and	
						X	~			within budget.	
		Assist with property lines							Healthy Forest	Mark property lines	COMMUNITY
		weeds/trees/others.				х	х	х	Coordinator	as requested.	COMMONT
					Х	X		X	obortamator		
		Cordillera Valley Club F	Public Safety								
			Provide Pub	lic Safety services for CVCMD per	contrac					-	
				Staff the gates 20 hours a	X X		x x		SUPERVISOR	Schedule covered.	CVC MD
				Coordinate with CVC DRB on	х	Х	х	х	DIRECTOR	Issues addressed.	CVC MD
				construction sites.	^	^	^	^			
				Coverage when staff are out.					SUPERVISOR	Schedule covered.	CVC MD
					Х	Х	Х	Х			
				Trouble shoot/Maintenance of					DIRECTOR, STAFF,	Systems operational.	CVC MD
				5 gates, cameras, access					GARY	-)	
				control, computers, phones	х	Х	х	х			
				and gatehouse.							
				Attend CVCMD Meetings.	х	Х	х	х	DIRECTOR	Meetings attended.	CVC MD
					^	^	^	^			
		Security and IT	Administor	Security and IT Systems.							
			Auminister	IT Support for VPN and					DIRECTOR.	Systems work.	CMD
				Security Systems.	Х	Х	Х	Х	JOANNE & Tracy	Systems work.	CIVID
		Access Control		occurry bystems.					Sonate a nacy		1
			Access cont	rol for property owner access to g	ates.						
			4 Gates- Ranch, Divide & CVC	х	N.			DIRECTOR &	Systems work.	COMMUNITY	
		(2).				Х	Х	Х	JOANNE		
		Input transponders .			Х	Х	Х	Х	SUPERVISOR /	Transponders work.	COMMUNITY
		Assign names after sa							SUPERVISOR /	Transponders have	COMMUNITY
					х	Х	х	х	DIRECTOR	names.	

				Public	Safet	у					
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 04	Responsibility	Evaluation Indicators	Target Group
AL 1	: Deliver prei	mier services.									
C	bi. 1.5 Prov	ide a safe and secure	community.								
			2	Purchase transponders/stickers/license	х	х	х	х	SUPERVISOR / DIRECTOR	Always have stock of devices.	COMMUNITY
				Trouble shoot/fix problems.	Х	Х	х	х	SUPERVISOR / DIRECTOR	Problems are fixed ASAP.	COMMUNITY
				Update software/firmware as necessary.	х	х	х	x	DIRECTOR	Software stays current.	COMMUNITY
				Upgrade system Est 5 years.	х	Х	х	х	DIRECTOR	Update systems.	COMMUNITY
		Facility Access Control					1	1			
			Access Cont	rol for CMD/CPOA facilities for st	aff and o	wners.					
				ACC, TH, Office, Maintenance, Car Wash.		Х	Х	Х	DIRECTOR	Maintain locks.	CMD/CPOA
				Input fobs/assign names.	Х	Х	х	х	DIRECTOR	Fobs work and have names.	CMD/CPOA
				Troubleshoot/Repair as necessary	Х	х	х	х	DIRECTOR	Fix problems.	CMD/CPOA
		Camera Systems	-								
			Establish/m	aintain camera system for CMD/	CPOA fac	ilities the	it can be	monitor			
				Camera systems for gates, ACC and Car Wash.	Х	х	х	х	DIRECTOR & IT	Camera systems work.	CMD/CPOA
				Upgrade system Est 5 years.	х	Х	х	х	DIRECTOR & IT	Upgrade systems as they become old.	CMD/CPOA
		Gates		- !				!	•	ł	
			Gates maint	enance and repair at Divide (3), I	Ranch (3) and CV(C (5).				
				Trouble Shoot/Repair as necessary. Gate Replacement 2017	х	Х	х	х	DIRECTOR, STAFF, GARY	Repair gates ASAP. Replace old gates	CMD/CPOA
				Research gate incidents.	х	х	х	х	DIRECTOR,STAFF,G ARY	Incidents documented.	CMD/CPOA
		Supra Box Program									
			500 electror	nic boxes purchased by CPOA for	emergen	cy acces	s into ho	mes.	T	Γ	T
				Obtain keys/waivers from new property owners.	Х	Х	х	х	SUPERVISOR	Boxes in use at homes.	COMMUNITY
				Install keys.	Х	Х	х	х	SUPERVISOR	Keys in boxes.	COMMUNITY
				Record keeping.	Х	х	х	х	SUPERVISOR	Use tracked in database.	COMMUNITY

				Public	c Safet	У					
bals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018		Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
		mier services.									
(Obj. 1.5 Prov	vide a safe and secure	community.		<u> </u>	<u> </u>	1				
				Time to replace boxes as they	Ň	Ň		Ň	SUPERVISOR	Complete audit.	COMMUNITY
				are at life expectancy of	Х	Х	х	Х			
				batteries.	l	l		l			
		Locks and Keys	Coordinate	ocks/keys for CPOA/CMD facilitie							
			Coordinate i	Keep records of keys.	х	X	X	Х	DIRECTOR	Track keys.	CMD/CPOA
				Trouble shoot/repair locks as					DIRECTOR	Broken locks	CMD/CPOA
				necessary.	Х	Х	Х	Х	BIREGION	fixed/replaced.	
		Open House Events		(increased)	1			1	I	intedy replaced.	
			Manage ope	n house sign program for Commu	unity. Sig	ns in fror	t of hom	es and c	on roads as directio	nal signs	
				Make sure Cordillera					Staff	proper signage	Realtors
				approved signs are being	х	х	х	х			
				used.		~					
		Trailer/RV Storage			I	I	L	I	<u> </u>		<u>I</u>
		Transit in otoridgo	Storage area	a for PO/boarders so people can	store iter	ns.					
				Assign spots/signed					WENTWORTH	Spots assigned.	Property Owner
				Contracts.	Х	Х	Х	Х	-		Boarders
				Check area for unauthorized					WENTWORTH	Usage tracked.	Property Owners
				parking.	Х	Х	Х	Х		0	Boarders
				Annual contracts and					WENTWORTH /	Contracts signed/	Property Owners
				payment.	Х	Х	Х	Х	FINANCE	fees received.	Boarders
		Road Restrictions			1	1		1			
			Truck weight	t and length restrictions per CMD	Resolut	ion.					
				Manage CMD Truck					DIRECTOR	Program in place per	CMD
				restrictions for weight and	Х	х	х	х		CMD Resolution.	
				length per resolution.							
				Escort over length trucks.					STAFF	Trucks escorted.	CMD
					Х	Х	Х	Х			
				Impact fees	v	v	~	v	STAFF	Impact fees charged.	CMD
					Х	Х	Х	Х			
			Road weight	restrictions during freeze/thaw	ber CMD	Resolutio	on.		•	·	•
				Collect daily temperatures mid	х	х		х	STAFF	Temperatures	CMD
				Oct - end April.	^	^		^		documented.	
				Implement weight restrictions					DIRECTOR	Weight Restrictions	CMD
				for spring thaw per guidelines.	Х	х		Х		implemented.	
		Public Safety Database	e (ABDI)		1					1	-
				Operate database for Property					SUPERVISOR, CM,	Database up to date	COMMUNITY
				Owners and Properties.	х	Х	х		Executive	and accurate.	
					1			1	Coordinator	1	

				Public	c Safet	у					
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
\L 1	1: Deliver prei	mier services.									
(Obj. 1.5 Prov	ide a safe and secure	community.					-	-		-
				Pay monthly fee.	x	x	x	х	Executive Coordinator	Fees paid.	COMMUNITY
				Populate database.	x	x	x	x	SUPERVISOR, CM, Executive Coordinator	Database up to date and accurate.	COMMUNITY
				Manage/update database.	x	х	x	х	SUPERVISOR, CM, Executive Coordinator	Database up to date and accurate.	COMMUNITY
		Radar Speed Signs	0	den On ee d Older		-1 DI 11					
			Operate 2 Ra	dar Speed Signs- one at Ranch	and one	at Divide.	r	1		Circus in us a stat	
				Move each sign every 2 weeks. Document data from signs	х	х	х	х	WENTWORTH, PATROL	Signs in use and relocated every 2 weeks.	CMD & CPOA
				Collect data and print report.	х	х	х	х	WENTWORTH, PATROL	Data collected when signs moved.	CMD/CPOA
		Wildlife		-	1	1	1	1	T	1	T
				Monitor wildlife activity in community to educate community and minimize negative interactions.	x	x	x	x	DIRECTOR		
				Communicate to community and Club.	х	х	х	х	DIRECTOR	Proactive program educating owners.	COMMUNITY
				Coordinate with CPW.	х	х	х	x	STAFF	Call CPW.	COMMUNITY
				Respond to nuisance wildlife calls.	х	х	х	х	STAFF	Minimize nuisances.	COMMUNITY
		DRB and Covenant Co				6-1.	6.1				
			Assure comp	liance with DRB guidelines in a	proactive	, fair and	Trienaly	manner.	1	Sitos inspected and	
				Inspect approved construction sites for DRB/Covenant compliance.	x	х	x	х	Compliance Person & Staff	Sites inspected and issues documented.	COMMUNITY
				Inspect community for noncompliant work.	x	x	х	х	Compliance Person & Staff	"Other: work reported to DRB and	COMMUNITY
				Document issues.	х	х	х	х	Compliance Person & Staff	Issues documented.	COMMUNITY

				Public	c Safety	/					
oals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
DAL 1	L: Deliver pre	mier services.					<u> </u>				
(Obj. 1.5 Prov	ide a safe and secure	community.								
				Coordinate other Public Safety observations.	x	х	х	x	Compliance Person	Issues documented and contractors contacted.	COMMUNITY
				Contact owners/contractors.	х	Х	х	х	Compliance Person	Owners contacted.	COMMUNITY
				Issue violation notices as necessary.	Х	Х	х	х	Compliance Person	Notices mailed and tracked.	COMMUNITY
				Follow up on violations/letters.	Х	Х	Х	х	Compliance Person	Notices mailed and tracked.	COMMUNITY
				Attend monthly DRB Meetings.	Х	Х	Х	Х	Compliance Person, Director	Meetings attended.	COMMUNITY
		Training	Maintain cu	rrent skills and Acquire new skills	;						
				CPR/1st AID			х	х	Director	Certification for management team and staff	CMD/CPOA Sta
				CPR/1st AID		Х	Х		Director	Certification for community	COMMUNITY
				New Hire Training	Х	Х	Х	Х	Training Coordinator	Training Packet	New employees
				Career Development	Х	Х	х	х	Director, HR	Career Development	All Staff
				MSEC Training	Х	Х	Х	х	Director & Manager	Career Development	PS managemen
				Vail Leadership Training		Х		х	PS Staff	Career Development	Staff

				Recreation							
oals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
OAL 1	: Deliver premie	er services.							•		
(Obj. 1.3 Foster	a healthy, active commur	nity								
		Vail Gondola Club									
			Administer Vail Gon			[[[
				Budget			Х		RD	Budget completed.	VGC Membershi
				Weekly Invoicing / expense tracking	Х	Х	Х	х	RD, ARM	Timely payment, accurate data.	Membershi
				Utility, accounts, and lease management	х	Х	Х	Х	RD	Accurate billing.	Membersh
				Special event billing	Х	Х		Х	RD, ARM	Accounts paid.	Membersh
				Email blasts/communications	х	х	Х	х	RD, ARM	Communications sent, Members informed.	Membersh
				Website updates	Х	х	х	х	RD, ARM	Website Updated, Content appropriate.	Membersh
				Annual dues billing/collections	Х	Х	Х	Х	RD, ARM	Invoices sent, accounts paid.	Membersh
				Guest locker overage billing/collections		Х			RD, ARM	Invoices sent, accounts paid.	Membersh
				Staff gratuity collections/distribution		х			RD	Letter sent, gratuities collected and distributed.	Membersh
				Advisory Committee meeting/preparation	х		Х		RD	Meetings held, Information shared with Board.	Membersh
				Yearly Usage Reports		х			RD, ARM	Reports Completed, Information shared with board.	Membersh
				Annual satisfaction survey		х			RD	Survey administered, results analyzed, member satisfaction.	Membersh
				Monthly Board Reporting	Х	Х	Х	х	RD	Reports submitted.	Membersh
				Access card ordering/programming and tracking stickers	Х	х		Х	RD	Orders placed, inventory kept.	Membersh

oals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018		Responsibility	Evaluation	Target
		Service Area			Q1	Q2	Q3	Q4		Indicators	Group
	Deliver premie										
(bj. 1.3 Foster	a healthy, active commur	nity		r	•	•	•	1		1
				R&R and Membership					RD	Documents reviewed,	Membershi
				Plan Review			Х	Х		changes made.	
				Solaris Parking /					RD	Promote spaces	Membersh
				Mountain View parking			Х			available to	
				relationships						members.	
			Facilitate membership sale	S							
			-	Open Houses select				V	RD	Facility exposure,	Membersh
				weekends				х		memberships sold.	
				Prospective member					RD, ARM	Tours given,	Membershi
				facility tours	Х	х	Х	х		memberships sold.	
				Newspaper ads,					RD, ARM	Adds placed,	Membershi
				marketing materials					,	memberships sold,	
				(flyers, brochures,	х	х	х	х		member satisfaction.	
				lanyards, stickers, water	~	~	~	~			
				bottles)							
				Signed					RD	Up to date and	Membersh
				acknowledgements,						accurate data	memberen
				payments, database and						recorded.	
				spreadsheet updating,	Х	Х	Х	Х		lecolueu.	
				QuickBooks, resignations							
				Quickbooks, resignations							
				Sellers list refunds					RD	Lists updated,	Membershi
				Sellers list refutius	Х	Х	Х	Х		refunds issued.	Weinbersni
				New member Locker					RD, ARM	Lockers issued,	Membershi
				selection and nameplates	х	х	х	х	100,71111	nameplates on	Weinberom
					~	~	~	~		lockers.	
			Schedule, plan, promote an	d execute events	l						
			zenerale, plan, plando un	Member and special					RD, ARM	Events hosted, # of	Membershi
				event coordination and					-,	event attendees,	
				planning i.e. First Tracks,						Member satisfaction.	
				Pink Vail, Super Bowl,	Х	Х	Х	Х			
				Member Ski Days							
				Member OK Bays							
			Retain staff and vendors								
				Staff recruitment, ad					RD, ARM	Employees hired,	Membershi
				placing, training,					,	staff files complete,	
				scheduling, payroll,						service levels being	
				uniforms			Х	Х		met, employee	
										satisfaction.	
					1	1	1			Sationa ocioni.	1

				Recreation							
ioals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
OAL 1	: Deliver premie				~~						
		a healthy, active commun	itv								
	-		•	Ski Tuning services agreement/collections	х	х		х	RD, ARM	Accounts Current, skis tuned.	Membershi
				professional cleaning agreement, annual deep clean November			х		RD, ARM	Facility professionally cleaned.	Membershi
			Execute daily operations								
				Facility start up checklist			х		RD, ARM	Checklist completed.	
				Daily F&B program, prep and set up, breakfast, snacks, après services	x	x		х	RD, ARM, RA, SB	Member Satisfaction.	Membershi
				Inventory Control F&B and supplies	х	х		х	RD, ARM	Appropriate levels maintained.	Membershi
				Guest locker reservations	х		х	Х	RD, ARM, RA, SB	Guest Experience.	Membershi
				Ski tuning services	х	х		Х	RD, ARM, RA, SB	Member satisfaction.	Membershi
				Daily usage data entry	х	х		Х	RD, ARM, RA, SB	Data accurately recorded.	Membershi
				Guest and lodge guest facility check in/orientation	x	x		х	RD, ARM, RA, SB	Guest experience.	Membershi
				Ski butler services, ski storage and boot drying, facility	х	x		х	RD, ARM, RA, SB	Member satisfaction.	Membersh
				Holiday Decorating				Х	RD, ARM, RA, SB	Member feedback.	Membersh
				End of season facility shut down checklist		х			RD, ARM, RA, SB	Checklist completed.	Membershi
		Athletic Center			•					•	•
			Administer the Athletic Ce	nter at Cordillera						-	
				Budget Preparation			х		RD	Budget completed.	Property Owners
				Staffing, Hiring/Training, Scheduling, Uniforms, Payroll	х	x	x	х	RD,ARM	Employees hired, staff files complete, service levels being met, employee satisfaction.	Property Owners
				Board Reports	х	х	х	х	RD	Reports submitted.	Property Owners

				Recreation							
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
L 1	Deliver premie										
		a healthy, active communit	y								
	-			Facility Expansion/Remodel/ Cardio Replacement	x	х	х	х	RD	Assisting in Project progression.	Property Owners
				Weekly Invoicing / expense tracking	х	х	х	х	RD, ARM	Timely payment, accurate records.	Property Owners
			Execute daily operations		1	1	1	1	I		1
				Daily Usage Data Entry	х	х	х	х	Attendants	Data accurately recorded.	Property Owners
				Weekly Inventory	х	х	х	х	Attendants	Appropriate levels maintained.	Property Owners
				Daily attendant rounds	х	х	х	х	Attendants	Property Owner satisfaction.	Property Owners
				Tennis Court Preparations (wind screens, nets, pickle ball nets, reservations book)		х	x		Attendants	Courts prepared for summer play.	Property Owners
				Fitness Class Programming, Scheduling	x	х	х	х	RD, ARM	# of class attendees, Property Owner satisfaction.	Property Owners
				Elevator Maintenance Contract	x	x	x	x	RD	Elevator meets regulations, serviced quarterly.	Property Owners
				Fitness Equipment Maintenance Contract	x	х	х	х	RD	Equipment serviced quarterly, functioning safely and properly.	Property Owners
				Laundry Service Contract	х	х	х	х	RD	Laundry clean and service consistent.	Property Owners
				Tennis Court/Pickleball Annual Crack Repair		х			RD	Courts in good repair.	Property Owners
				Supplies purchasing	х	х	х	х	RD, ARM	Inventory requests met.	Property Owners
		Trailhead									
			Administer Trailhead	Budget			х		RD	Budget completed.	Property Owners
				Weekly invoicing / expense tracking	х	Х	Х	Х	RD, ARM	Timely payment, accurate records.	Property Owners

				Recreation							
oals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target
		Service Area			Q1	Q2	Q3	Q4		Indicators	Group
)AL 1:	Deliver premie	r services.							•	•	
		a healthy, active community									
	-			Laundry Service Contract		X	X	v	RD	Laundry clean and	Property
					х	Х	Х	Х		service consistent.	Owners
				Private Event Scheduling/	v	V	v	V	RD, ARM	Property owner	Property
				Set up	Х	Х	Х	Х		satisfaction.	Owners
				Lifeguard, recruitment,					RD, ARM, RA	Employee hired, staff	Property
				hiring, training,						file complete, service	Owners
				scheduling, payroll		х	Х			levels being met,	
						^	^			employee	
										satisfaction.	
				Pool opening/closing		х			RD, ARM	Dates approved.	Property
				dates		~					Owners
				Pool Supplies Purchasing		х	х		RD, ARM	Supplies purchased.	Property
											Owners
		Cordy Camp									
			Administer Cordy Camp	Dudget			Х		D D	Dudget e mulete d	0
				Budget Weekly Invoicing /			X		RD RD, ARM	Budget completed.	Communit
				expense tracking	Х	Х	Х	Х	RD, ARIVI	Timely payment, accurate records.	Communit
				Camp Director,					RD, ARM	Employee hired, staff	Communit
				Recruitment/Hiring,					ND, ANNI	file complete, service	
				Training, payroll		х	х			levels being met,	
				framing, payron		^	^			employee	
										satisfaction.	
				Establish Camp Dates		Х			RD, ARM	Dates approved.	Communit
				Professional Instruction		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			RD	Agreements signed.	Communit
				Agreements		х				ABI COMONICO CIBILCOM	
				5							
				Camp Transportation Van		V			RD	Van lease secured.	Communit
				Lease		Х					
				Review/Updating of					RD, ARM, RA	Documents reviewed	Communit
				camp documents		Х				and updated.	
				Uploading of Camp					CM, ARM	Website accurate.	Communit
				Documents to POA		Х	Х				
				Website							
				Rec 1 Set Up		Х	Х		ARM, RA/CD	Data entered.	Communit
				Adventure Day and					RD,ARM, RA/CD	Events scheduled, #	Communit
				Educational opportunity		х	Х			of camper attendees,	
				scheduling		^	~			camper satisfaction.	

				Recreation							
als	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
AL 1:	: Deliver premie	er services.	·								
C	Obj. 1.3 Foster	a healthy, active commu	nity								
				Camp Billing Reconciliation		Х	х		ARM	Accounts current.	Communi
				Camp Marketing, newspaper, brochure creation/distribution		х	х		RD, ARM, RA/CD	Plan execution, # of campers.	Commun
				Counselor, Hiring/Training, Scheduling, Uniforms, Payroll		х	х		RD, ARM, RA/CD	Employees hired, staff files complete, service levels being met, employee satisfaction.	Communi
				Health, Fire and State Camp Inspections		х			RD,ARM, RA/CD	Inspections passed.	Commun
				Camper Registration		x	х		ARM, RA/CD	Campers registered, files complete and accurate.	Commun
				Complete Counselor files		x			RD, ARM, RA/CD	Files completed.	Commun
				Counselor Training - 15hrs. Schedule, Plan		х			ARM, RA/CD	Certificates attained.	Commun
				Medical Administration Certification for counselors		х			RD, ARM, RA/CD	Certificates attained.	Commun
				Universal Precautions Training for Counselors		х			RD, ARM, RA/CD	Certificates attained.	Commun
				Submission and confirmation of TRAILS & CBI/FBI Back Ground Checks		х			RD, ARM	Confirmations received.	Commun
			Execute daily operations				-	-	-	-	•
				Daily Planning		х	х		ARM, RA/CD	Published schedule.	Commun
				Camp Supplies Inventory Control		х	х		ARM, RA/CD	Levels appropriate.	Communi
				Supplies Ordering		х	Х		ARM, RA/CD	Inventory requests met.	Commun
		Short Course		-	1	•			1		•

				Recreation							
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target
		Service Area			Q1	Q2	Q3	Q4		Indicators	Group
OAL 1	: Deliver premier	r services.									
(Obj. 1.3 Foster a	a healthy, active commur	ity								
				Invoicing/expense					RD	Forwarding of	Community
				tracking	Х	Х	Х	Х		invoices for payment.	
				Monitor Windrose river			х		RD	Budget complete	Communit
				water agreement			~				
			Manage operator contract					-			•
				Troon Contract -Monthly					RD	Execution of	Communit
				Meetings with General	Х	Х	Х	Х		contractual	
				Manager						obligations.	
				Troon Contract -Budget					RD	Budget completed,	Community
					Х	Х	Х	Х		contractual	
										obligations met.	

					Enrichm		0010	0010		I	
oals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
DAL 1	: Deliver prem	ier services.							• •		
(Obj. 1.2 Inspi	re community pride an	d participatio	n.							
	· · · ·	Community Input									
		· ·	Measure cu	stomer service satisfaction a	nnually.						
				Administer survey to			v	v	Accounting Clerk,	Survey administered.	Property Owner
				property owners.			х	Х	GM, Presidents		
				Analyze results.			х	х	Accounting Clerk, GM, Presidents	Results analyzed.	Property Owner
				Identify emerging themes.			х	х	Accounting Clerk, GM, Presidents	Themes identified.	Property Owner
				Share results.			х	х	Accounting Clerk, GM, Presidents	Results shared.	Property Owner
				Celebrate successes and develop a work plan for areas of improvement.			x	x	Accounting Clerk, GM, Presidents	Feedback celebrated and incorporated into 2018 work plan.	Property Owner
		Community Enrichment	t								
				Request feedback from community to guide event planning.	х	х	х	x	Recreation	Feedback incorporated. Property owner satisfaction.	Property Owner
				Partner with community members and organizations to plan and host events.	x	х	x	x	Recreation	# and type of partnerships.	Property Owne
			Schedule, p	plan, promote and execute eve	ents.						1
				Art Classes/ Workshops	Х	Х	X	Х	RD, ARM	Events hosted. #,	Property Owne
				Hiking			x	x	ARM	Events hosted. #, type of events. # of attendees. Property	Property Owner
				Snowshoeing	x			x	ARM	Events hosted. #, type of events. # of attendees. Property	Property Owne
				Socials	x	x	х	x	RD, ARM	Events hosted. #, type of events. # of attendees. Property	Property Owne
				Wine Tastings	x	х	x	x	RD, ARM	Events hosted. #, type of events. # of attendees. Property owner satisfaction.	Property Owne

					Enrichme	ent					
bals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
AL 1	Deliver prem	nier services.	<u>.</u>							·	-
() bj. 1.2 Inspi	re community pride an	d participatio	n.							
				Dinners/Cooking Classes					RD	Events hosted. #,	Property Owner
					Х	Х	Х	Х		type of events. # of	
										attendees. Property	
				Community Day at the Club			V		Club	Event hosted. # of	Property Owner
				at Cordillera			х			attendees. Property	
				4th of July BBQ at VGC			v		RD	Event hosted. # of	Property Owner
							х			attendees. Property	
				Vail Gondola Club					RD	Service provided. #,	Property Owne
										type of promotions. #	
					х	х		х		of attendees.	
					^	^		^		Customer owner	
										satisfaction.	
				Equestrian Center					Communications	Service provided. #,	Property Owne
					Ň	Ň		X		type of promotions. #	Public
					Х	Х	Х	Х		of attendees.	
										Customer owner	
				Cordy Camp					RD, ARM	Service provided. #,	Property Owne
										type of promotions. #	Public
						х	х			of attendees.	
						^	^			Customer owner	
										satisfaction.	
				Trails					Communications	Service provided. #,	Property Owne
					v	v	v	v		type of promotions. #	
					Х	Х	Х	Х		of attendees.	
										Customer owner	
				Athletic Center					RD, ARM	Service provided. #,	Property Owne
										type of promotions. #	
					х	х	x	v		of attendees.	
					~	X	~	х		Property owner	
										satisfaction.	

				Commun	ication	s					
aoals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
		nunity members and visi		ce Cordillera							
0	Obj. 1.1 Inspi	ire community pride and									
		Property Owner Commun									
			Provide timely	, accurate communications.							
				Write, design and disseminate electronically the Cordillera Connection bi-monthly newsletter	х	х	х	х	Communications	Newsletter distributed. Property owner satisfaction.	Property Owners
				Maintain an interactive calendar for the community	х	х	x	х	Communications	Calendar maintained. Website analytics. Property owner satisfaction.	Property Owners
				Send emergency/urgent communication via flashes and ECAlert as appropriate	х	х	x	х	Communications	Emergencies communicated. Property owner satisfaction.	Property Owners
				Distribute Election and Referendum information via Cordillera Connection, website and mailings.	x	х	x	x	Communications	Website maintained. Website analytics. Property owner satisfaction.	Property Owners
				Post CMD/CPOA Board information on the website including meeting notices, agendas, materials and minutes.	x	х	х	X	Communications	Website maintained. Website analytics. Property owner satisfaction.	Property Owners
				Acquire imagery of community activities, events, amenities, board and staff for promotion via print, web and social media outlets.	x	х	x	х	Communications	Professional quality photography/video captured/edited and maintained in library.	Property Owners
				Develop and post current imagery content to community monitors at administration, post office and Athletic Center at Cordillera.	x	x	x	х	Communications	Recent and inspiring Cordillera imagery on monitors.	Property Owners

Communications											
Ocala	Ohlastikuss	Function/Program	Christian Ch	Taska	2018	2018	2018	2018	Deeneneihility	Evaluation	Tandat Oneun
Goals	Objectives	Service Area	Strategy	Tasks	Q1	Q2	Q3	Q4	Responsibility	Indicators	Target Group
GOAL 1	1: Invite comn	nunity members and visit	ors to experien	ce Cordillera							
				Topic specific mailers	Х	х	Х	х	Communications	distribution to all property owners	Property owners
		Events	-								
			Host well atter	nded and brand aligned events.	1	1	[I			
				Concert(s)		х	х		Communications	Attendance at concert, media coverage	Property Owners, Members and public
				Amenity specific event i.e. Equestrian Center and/or short course			х		Communications	Attendance	Property Owners and public
			Event promoti	on							
				Major events press releases drafted and distributed in a timely manner.	х	х			Communications	Releases run in targeted media outlets	Property Owners & Community at large
		New Property Owner Com	munications			1					
			Welcome new	property owners.							
				Annually revise welcome packets.	Х				Communications	Welcome packets revised.	New Property Owners
				Send a welcome package, gift and information.	х	х	Х	Х	Communications	Welcome package sent.	New Property Owners
				Host meet and greet to share services and amenity information.	х	х	х	х	Communications	Meet and greets hosted.	New Property Owners
				Receive information forms back and provide waivers to Public Safety.	х	х	х	х	Reception	Information forms received.	New Property Owners
				Update homeowner information in database and poll book.	х	х	х	х	Reception	Database updated.	New Property Owners
				Support maintenance of ABDI database	х	х	х	х	Communications, Reception, Public Safety, Executive Coordinator	Database updated.	Property owners
		Board Materials									
			Board Agenda	s, Packets and Minutes						1	
				Work with GM to develop and publish agendas, packets and minutes	х	х	х	х	GM, Communications	Reports submitted and published	Board members and community members

				Commun	ication	s						
Goals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group	
GOAL 1	: Invite comm	unity members and visite	ors to experiend	ce Cordillera								
				Post board packets to website.	х	х	х	х	Executive Coordinator, GM, Communications	Board packets posted to website.	BOD	
				Take minutes tracking direction, decisions and follow up actions required.	x	х	х	x	Executive Coordinator, GM, Presidents, Communications	Meetings hosted. Minutes completed. BOD satisfaction with materials and meetings.	BOD	
				Post minutes on the website	x	х	х	x	Communications, Executive Coordinator	Minutes posted and disseminated.	BOD	
				Researching video broad cast meetings.	x	х	х	х	Communications, Executive Coordinator	increased transparency	Property owners	
(Obj.1.2. Establish CordilleraLiving.com as THE source of information											
		Website		a hanna a Quadillana llada a sua								
			Maintain and e	nhance Cordilleraliving.com	1	1	1	1				
				Promote website features to community i.e. notify me	х	х	x	х	Communications	Website maintained. Website analytics. Property owner satisfaction. Email list growth.	Property owners	
				Ensure current information is routinely populated.	х	х	х	х	Communications	Calendar and pages are current.	Property Owners, Community	
			Drive target au	diences (homeowners, realtors, r	nedia, pi	rospectiv	e buyer	s, etc.) to	o website for informat	tion.		
				All communications directs audience to website for information.	х	х	х	х	Communications	Website analytics and resident satisfaction.	Property Owners, Community, realtors	
()bj. 1.3: Prom	ote Cordillera brand										
		Promotion	Destiningto in a	adianal according davalar month								
			Farticipate in r	egional economic development ir 	nuatives	•						
				Host venue for opinion shaper non profit event	x	x	х	x	Communications	Host well attended and brand aligned event.	Property Owners, Members and public	
		Collateral				•					• 	
			Purchase and r	maintain inventory of branded ma	aterials							

				Commun	ication	s					
	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
GOAL 1	L: Invite comm	unity members and visito	ors to experience	e Cordillera	-		-	-			
				New homeowner gift	х				Communications	Impressions, brand message	New Homeowners
				Envelopes	х				Communications, Executive Coordinator	Brand awareness	Public, property owners
				Brochures	х				Recreations, ECE, Communications	Brand awareness	Public, property owners
				Neighborhood maps	х				Ft. Desk, Communications	Brand awareness	Public, property owners
				Logo wear / board gifts	х				Communications, GM	Brand awareness	Public, property owners
				Community day give away	Х		Х		Communications	Brand awareness	property owners
		Sponsorships									
			Support the phi	ilanthropic community through s	ponsorsh	nip event	s and pr	omotion	S.	1	n
				Sponsor Golf Tournaments.			х	х	Communication	# and type of events sponsors. Reach at events.	Local business community
				Sponsor Brand aligned events i.e. Eagle County Rodeo			х		Communication	# and type of events sponsors. Reach at events.	Local horse enthusiast
		Advertise		·		•					•
			Place ads/adve	rtorials/stories profiling commu	nity, acti	vities, ev	ents, re	sidents ir	n various media.		
				Vail Daily	х	х	х	х	Communications	Reach and community perception.	Community
				Cordillera Spirit	х	х	х	х	Communications	Reach and community perception.	Property Owners
				KZYR		х	х		Communications	Reach	Local market, property owners
				Local magazines (Vail/Beaver Creek, Bravo!, Vilar)	х	х	х	х	Communications	Reach, perceptions	Local market, property owners, visitors
				Others- TBD	х	х	х	х	Communications	Reach and community perception.	International and national exposure
		Social media	1								
			Strategic social	•	1						
				Ensure current information is routinely populated.	Х	Х	Х	Х	Communications	# and reach.	Community

				Commun	ication	s					
Goals	Objectives	Function/Program	Strategy	Tasks		2018	2018	2018	Responsibility	Evaluation	Target Group
	-	Service Area	-		Q1	Q2	Q3	Q4	Responsibility	Indicators	Target Group
GOAL 1	1: Invite comm	nunity members and visi	tors to experiend	1	1	1	1		ſ	T	T
				Cross promote social media							
				stories on social platforms and	Х	Х	Х	Х	Communications	# and reach	Community
				newsletters	~	N N	Ň	N			a
		Dest Frank		Integrate SM with website	Х	Х	Х	Х	Communications	# and reach.	Community
		Real Estate	Acciet the real	estate community							
			Assist the real		1				[Realtors and
				Host Vail Board of Realtors meeting.	х	х	х	х	Communications	Host a well attended event at Cordillera.	brokerage community
				Promote portal on website that contains for-sale property information	х	х	х	х	Communications	Automation of listings	Realtors and brokerage community
		Oversee Contractors									
			Marketing firm	assessment	1	1	1		[
				Design support	х	х	х	х	Communications	Completed projects	Property owners, public
0	bj. 1.4 Work c	losely with local partners a	and businesses to	cross-market the Cordillera expe	rience.						
		Partnership									
			Facilitate a par	tnership with The Club at Cordille	era and E	Bearcat.	-	-			
				Partner on events.	х	Х	Х	Х	GM, Communications	# and type of events. Dollars contributed. Satisfaction.	Vail Valley Community
0	bj. 1.5 Market	Cordillera to targeted Den	ver and Boulder a	udiences.							
		Media									
			Maintain media	a kit.							
				Kit to include: Concise fact sheet (amenities, phone #'s, website, # of homes, fee for activities, etc.); bios for key persons; story ideas; digital images that they can use in their stories; real estate info; and event calendar.	x	x	x	х	Communications	Kits developed.	Media
		Advertise									
			Place ads in ta	rgeted media							
				Execute media buy, design ads focused on core audience		х	х	х	Communications	Media mentions, website analytics	Potential visitors form Denver, Boulder

	Communications												
Goals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 02	2018 03	2018 04	Responsibility	Evaluation Indicators	Target Group		
GOAL 1	: Invite comm	unity members and visito	ors to experience	e Cordillera		-							
				Mountain Living				х	Communications	Reach and community perception.	Denver/Metro mountain west		
				KUNC		х	х		Communications	community	Front range, northern Colorado		

				Boa	rds						
	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
	Govern effe										
C	bj. 4.1 Evalu	uate and provide supp	-								
			Assess the G	d's performance.							
				Approve GM performance goals.	х				Presidents, BOD, Committee	Completed on time.	CMD, CPOA, Community
				Develop and approve GM evaluation process.	х				Presidents, BOD, Committee	Completed on time.	CMD, CPOA, Community
				Provide frequent and constructive feedback.	x	х	x	x	Presidents, BOD, Committee	Regularly feedback provided	CMD, CPOA, Community
				Conduct annual performance assessment and review of GM.	x			x	Presidents	Completed on time.	CMD, CPOA, Community
0	bj. 4.2 Recruit	and orient new Directo	rs and assess B	oard performance.	1	I	1	II			
			Attract and re	tain BOD who will provide the str	engths a	nd char	acteristi	ics need	ed to carry out its ro	ole.	
				Conduct Director orientation training session.	x	x	x	х	Presidents, GM	Sessions completed on time and with strong reviews.	CMD, CPOA, Community
				Recruit, interview and recommend Directors to fill vacant positions in accordance with policies.	x	х	x	x	BOD, GM	Directors seats filled.	CMD, CPOA, Community
			Conduct BOD	performance assessment annua	lly.						
				Annually conduct assessment practices and operations of current board members and identify areas for potential improvement.	x	x	х	x	Presidents, GM	Assessment completed. Themes identified and plans developed to address areas for improvement.	CMD, CPOA, Community
				Update BOD policy and procedure manual as needed (including responsibilities, authority, terms, term limits,	x	х	х	x	Presidents, GM	Completed on schedule.	CMD, CPOA, Community
bj. 4.3	Ensure finance	ial, legal and ethical int	egrity and maint	ain accountability.						·	•
			Select and ma	aintain officers of the Board.							
				Elect President, Vice President, Treasurer and Secretary.		x		х	BOD	Officers selected.	Community
			-	asurers' meetings.	L	I	I			1	I

				Boa	rds						
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
GOAL 4:	Govern effe	ectively.		•						<u>.</u>	
				Review and recommend approval of annual budget by BOD.	x	x			Finance Director, Treasurers	Budgets approved on time with no planned deficits. Actual expenses within 10% of budgeted amounts each year.	BOD
				Interview and select auditor.	x				Finance Director, Treasurers	Auditor selected.	BOD
				Review and approve audit before BOD presentation.	х	х			Finance Director, Treasurers	Audit approved with no findings.	BOD
				Review and approve internal financial policies and procedures (such as signature authority, handling receipts, investment policy), in consultation with GM and FD.	х	x	x	х	Finance Director, Treasurers	Policies documented and approved.	BOD
			Facilitate com	mittees and ensure accountabili	ty.						L
				Committees include: DRB, VGC, Wildfire, Compensation.	x	х	х	х	BOD, MT	# and type of meetings; agendas and minutes, board updates, satisfaction.	Community, BOD
			Ensure appror	priate governance.							
				Seek legal counsel when appropriate.	х	х	х	х	BOD	Counsel obtained.	Community
				Adhere to BOD bylaws and policies.	х	х	х	х	BOD	Bylaws and policies followed.	Community
				Maintain appropriate risk management and liability insurance.	х	x	х	x	BOD	Insurance maintained.	Community
				Conduct regular board meetings.	х	х	х	х	BOD	# of meetings, board evaluations.	Community
Obj. 4.4	Ensure effect	ive organizational and s		s and evaluate progress towards				ded), at l	east annually.		

				Boa	rds						
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018			Responsibility	Evaluation	Target Group
		Service Area			Q1	Q2	Q3	Q4		Indicators	
GOAL 4	: Govern effe	ectively.									
				Management will present to					GM, BOD	Clear linkage	Community
				BOD for review/approval:						between annual	
				specific, measurable annual						targets and strategic	
				targets for the coming year as						plan; focus;	
				part of annual planning and						measurable;	
				budgeting process.						stretching but	
					х	х	х	х		realistic. Minimal	
					^	^	^	^		"continuing"	
										objectives from one	
										year to the next (i.e.,	
										avoid "we're still	
										working on that one"	
										responses).	
				With input from MT, BOD will					GM, BOD	Thorough	Community and
				evaluate GM (and it's own)						assessment of actual	Staff
				accomplishments relative to the						results and	
				previous year's annual targets.						challenges;	
										incorporate these	
					Х	Х	Х	Х		results as part of GM	
										evaluation process (by BOD) and	
										Directors' evaluations	
										(by GM).	
0	bj. 4.5 Enhan	ce Cordillera's public star	nding.								
			Serve as a spo		•	•	•	1			1
				Participate in events.	Х	х	Х	х	Administrative Communications	# of press events	Community
				Participate in community and					Administrative	# of meetings	Community
				other meetings when	Х	Х	Х	Х	Communications	participated in.	
				appropriate.							
Obj. 4.6	Support staff	development and implement	nentation of an	nual plans.							
			Develop and in	mplement work plan in accordan	ce with	goals, ol	ojectives	s and pri	orities.		
				Assign responsibility and					GM	Staff have	Community
				authority to Directors/Managers						appropriate authority	
				responsible for achieving each						to execute work	
				annual target and create work	х			х		plans.	
				plans for each department to							
				achieve targets.							

	Boards												
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group		
		Service Area			Q1	Q2	Q3	Q4		Indicators			
GOAL 4	: Govern effe	ctively.											
				Conduct on-going assessment of work plan progress and adjust as necessary.	x	x	x	x	GM	On-going assessments completed.	Community		
				Submit progress reports.	х	х	х	х	GM	Progress reports submitted.	Community		

			-	Information Technol										
oals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group			
		Service Area			Q1	Q2	Q3	Q4		Indicators				
		nless technology to sta												
0	Obj. 1.7 Maint			nd provide quality equipment in a fi	iscally res	ponsible	manner.							
		Information Technolog	-											
		Server and network maintenance and monitoring												
				Make sure backups are occurring.	Х	Х	х	х	Mitchell & CO	backups occur	Staff			
				Backups are replicating off site @ Com Ops building on server	х	Х	х	х	Mitchell & CO	backups stored off site	Staff			
				monitoring of importing errors and virus logs monthly.	Х	Х	х	х	Mitchell & CO	healthy computers	Staff			
			Equipment	and Operations										
				Purchase new PCs. 10 total	х				Executive Coordinator	New workstations	Staff			
				Streamline technology aspect of onboarding of new employees	х	х	x	х	Executive Coordinator	Seamless transition to fulltime status.	Staff			
				Streamline technology off-boarding of termed employees	Х	Х	x	х	Executive Coordinator	Termed employees not in the tech. system	IT			
				Edit and maintain an existing inventory list of all phone #'s, work stations and hardware	х	х	х	х	Executive Coordinator, Mitchell & CO	Full list	IT			
				Maintain a 5 year replacement schedule for all technology related hardware.	х	х	х	х	Executive Coordinator, Mitchell & CO	Replacement schedule	IT			
				Coordinate the final phase of 2 gate house remodels.	х	х	x	х	Executive Coordinator, Mitchell & CO	New equipment installed.	Staff and community members			
				Schedule install of new training tv in Board room	х				Executive Coordinator, Mitchell & CO, Com Ops	equipment installed	Staff, BOD and community members			
				Schedule quarterly IT related trainings for staff	х	х	х	Х	Executive Coordinator	Staff Training	Staff			
		Records Retention												
				Purge all bank statements, invoices and accounts payables prior to 2012 and label.	х	х	x	x	Executive Coordinator	Records Storage organized by year and labeled.	Finance Direct			

	Information Technology - Records Retention												
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target Group		
		Service Area			Q1	Q2	Q3	Q4		Indicators			
GOAL 1	GOAL 1: Deliver seamless technology to staff												
(Obj. 1.7 Maintain a strong and secure network and provide quality equipment in a fiscally responsible manner.												
				Research a web based records					Executive	All records scanned	Staff and		
				storage software for all records kept					Coordinator	and easily accessible	Community		
				per the Colorado Records Retention	Х	Х	Х	Х		to staff and the	Members		
				policy for Special Districts.						public			
				Elections-label all permanent					Executive	All boxes labeled	Executive		
				retention and organize.	Х	Х	Х	Х	Coordinator		Coordinator and		
											BOD		

				D	RB								
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target		
		Service Area			Q1	Q2	Q3	Q4		Indicators	Group		
	: Deliver pren												
)bj. 1.6	3 Ensure a hi	gh quality architectura	design in Co	ordillera.									
		Board Meetings											
		Host monthly Design Review Board meetings.											
				Agenda /board packets/set up.	Х	Х	Х	Х	DRBC/Board	Complete agenda.	Board		
				Project and construction list update.	х	Х	Х	Х	DRBC	Weekly update of projects.	Staff, Community and Board		
				Tracking project related cost.	Х	Х	Х	Х	DRBC	Monthly invoicing and updated cost projections.	Board, Community and DRBC		
				Minutes.	Х	Х	Х	Х	DRBC	Minutes completed and approved.	Community		
				Project reviews.	Х	X	Х	Х	DRBC/Board	Updated and noted changes from review process.	Communit <u>y</u> Board		
				Staff approvals.	Х	Х	Х	x	DRBC	Items not being placed on agenda and documentation of approvals.	Communit Board		
				Board site visits .	Х	Х	X	Х	DRBC/Board	Sites visited and documented.	Board and DRBC, Contractor		
				Circulate pre-meeting comments to applicants.	Х	Х	Х	Х	DRBC/Board	Application comments addressed.	Contractor		
				Circulate drawings/comments to Board.	Х	Х	Х	Х	DRBC	Board receives comments and drawings.	Board		
		Administration											
			Execute dai	ly operations.									
				Compliance deposit/agreement per project.	Х	X	X	Х	DRBC	Deposits received and documented along with signed agreement.	Owner, Contractor		

				D	RB						
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target
		Service Area			Q1	Q2	Q3	Q4		Indicators	Group
	: Deliver pren										
Obj. 1.6	6 Ensure a hi	gh quality architectura	l design in Co								
				Encroachment agreement per project.	Х	Х	Х	Х	DRBC	Agreement signed and recorded with County.	DRBC, Board, Owner, Contractor
				Site visits.	Х	Х	Х	Х	DRBC/Board	Documented notes and discussions on visit.	Board, DRBC, Owner, Contractor
				Realtor: locate existing drawing, building envelope.	Х	X	Х	Х	DRBC	Building envelope identified.	DRBC, Board, Owner, Contractor
				Design Guideline questions: process, fees.	Х	Х	Х	Х	DRBC/Board	Process moving and fees received.	DRBC, Board, Owner, Contractor
				Update and review construction list.	Х	Х	Х	Х	DRBC/Board	Notes on review and list updated.	DRBC, Board, Owner, Contractor
		New Construction									
			Facilitate ne	ew construction process.							
				Site visits.	Х	Х	Х	х	DRBC/Board	Documented notes and discussions on visit.	Board, DRBC, Owner, Contractor
				Pre Design meeting with applicant.	Х	Х	Х	Х	DRBC	Documented notes and changes.	DRBC, Board, Owner, Contractor
				Sketch review and submission.	Х	Х	Х	Х	DRBC/Board/ Owner/ Contractor	Documented notes on sketch review.	DRBC, Board, Owner, Contractor
				Final review for architect and landscape architect consultants.	Х	Х	Х	Х	DRBC/Board/ Owner/ Contractor/ Landscaper	Approval of plans.	DRBC, Board, Owner, Contractor

				D	RB						
Goals	Objectives	Function/Program	Strategy	Tasks	2018	2018	2018	2018	Responsibility	Evaluation	Target
		Service Area			Q1	Q2	Q3	Q4		Indicators	Group
GOAL 1	Deliver prem	nier services.									
Obj. 1.6	Ensure a hi	gh quality architectura	al design in Co	ordillera.							
				ILC inspection for foundation	Х	Х	Х	Х	DRBC/Board/Buildin	Approval or	DRBC, Board,
				and framing.					g Inspector	disapproval.	Owner, Contractor
				Final inspection review and	Х	Х	Х	Х	DRBC/Board/Owner	Final approval and	DRBC, Board,
				release compliance deposit.					/Contractor/Landsc aper/Building Inspector	deposit refunded.	Owner, Contractor, Landscaper
			Facilitate re	emodel/addition process.							
				Large remodel board review	Х	X	Х	Х	DRBC/Board	Project reviewed and documented.	DRBC, Board, Owner, Contractor
				Small remodel staff review	Х	х	х	Х	DRBC/Board	Project reviewed and	DRBC, Board,
				and site visit						documented.	Owner, Contractor
			Facilitate re	emodel/addition process.							
				Final review for architect and landscape architect consultants.	Х	X	X	Х	DRBC/Board/Contra ctor/Landscaper	Project reviewed and documented.	DRBC, Board, Owner, Contractor, Landscaper
				ILC inspection for foundation and framing.	Х	Х	X	Х	DRBC/Board/Buildin g Inspector	Approval or disapproval.	DRBC, Board, Owner, Contractor
				Final inspection review and release compliance deposit.	Х	X	X	X	DRBC/Board/Owner /Contractor/Landsc aper/Building Inspector	Final approval and deposit refunded.	DRBC, Board, Owner, Contractor, Landscaper
			Facilitate H	OA/DRB approval process.		1	1		<u> </u>	I	I
				Site inspections, verify applicant conforms with HOA Guidelines.	Х	Х	X	Х	DRBC/Board/PS Compliance Officer	Compliance	DRBC, Board, Owner, Contractor
		Building Envelope A	mendment			1	1		I		
				oard review .							

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Goals	Objectives	Function/Program Service Area	Strategy	Tasks	2018 Q1	2018 Q2	2018 Q3	2018 Q4	Responsibility	Evaluation Indicators	Target Group
GOAL 1	1: Deliver prer	nier services.		• •		•					
Obj. 1.	6 Ensure a hi	igh quality architectura	l design in C	ordillera.							
				Help applicant understand the DRB process and Eagle County process.	Х	Х	Х	Х	DRBC	Applicant follows DRE and County processes with	DRBC, Board Owner, Contractor
				Site inspections verify if adverse effect to adjacent neighbor or wildlife.	X	Х	Х	Х	DRBC/PS/PS Compliance Officer	Confirmation of effects on neighbors or wildlife.	DRBC, Board Owner, Contractor
		Lot Line Vacate			1	<u> </u>	I				1
			Facilitate E	Board review.							
				Help applicant understand the DRB process and Eagle County process.	X	X	Х	Х	DRBC	Applicant follows DRE and County processes with minimal review.	DRBC, Board Owner, Contractor
				Site inspections verify if adverse effect to adjacent neighbor or wildlife.	X	X	Х	Х	DRBC/PS/PS Compliance Officer	Confirmation of effects on neighbors or wildlife.	DRBC, Board Owner, Contractor
		ACC Addition and Re	model		1	I		I			<u> </u>
			Facilitate 0	POA review, architects and cor	ntractor.						
				Present to CPOA and community					GM/DRBC/COD/Fin ance/RM	Presentation completed.	Property Owners
				Request for proposals from architect firms.					DRBC	RFP responses from firms.	DRBC/GM
				Select contract.					CPOA Board/GM/DRBC/C OD/Finance	Contractor selected.	Community
				Update scope, timeline and budget.					CPOA Board/GM/DRBC/C OD/Finance	Approved scope, timeline and budget.	Community