

STATE OF COLORADO)
COUNTY OF EAGLE)

SS.



AGENDA

CMD and CPOA Regular Board Meetings

September 21, 2018

9:00 a.m.

408 Carterville Road, Cordillera CO 81632

Board of Directors

Cordillera Metro District (CMD): David Bentley, President | Gene McGuire, Vice President | Cheryl Foley, Treasurer | Kitty George, Secretary | John Van Deusen, Assistant Treasurer & Assistant Secretary

Cordillera Property Owners Association (CPOA): Ed Shriner, President | Mike Grier, Vice President | Ron Haynes, Treasurer | Jerri More, Secretary | Larry Brooks, Assistant Treasurer/Assistant Secretary

Time	Item	Presenter	Page
9:00 a.m.	CMD Board Meeting Call to Order	Bentley	
	Call to Order		
	Declaration of Quorum/Director Qualifications/Disclosure Matters		
	Approval of Agenda		3
	Approval of Consent Agenda Items (Action Requested: Approval of August 17, 2018 Meeting Minutes)		
9:10 a.m.	CPOA Board Meeting Call to Order	Shriner	
	Call to Order		
	Declaration of Quorum/Director Qualifications/Disclosure Matters		
	Approval of Agenda		
	Approval of Consent Agenda Items (Action Requested: Approval of August 17 and September 7, 2018 Meeting Minutes)		3
	Recognition of Service for Rick Smith		
9:20 a.m.	Public Comment	Bentley Shriner	
	The boards welcome public engagement. Public comment is dedicated time for the public to speak to items listed on the meeting's agenda and other topics.		
9:30 a.m.	CMD Agenda Items for Board Discussion and Direction		
	Public Safety Gate Access Protocol	Oys	
9:45 a.m.	CPOA Agenda Items for Board Discussion and Direction		
	Fisher Lot Line Amendment	Aldrich	10
	CCR Limited Amendment Short Term Rentals	Pogue	
10:15 a.m.	Joint Agenda Items for Boards Discussion and Direction		
	2019 Budget Planning	Oys Mathews	23
	Administrative Updates	Oys	61
1:00 p.m.	CMD Adjourn	Bentley	
1:00 p.m.	CPOA Adjourn	Shriner	

NOTICE IS HEREBY GIVEN that the Boards of Directors of the Cordillera Metropolitan District and Cordillera Property Owners Association of the, Eagle County, Colorado will hold a meeting. These meetings are open to the public.

2018 Meeting Schedule	October 19, November 16 and December 14 Note: All meetings are scheduled to begin at 9 a.m. in the large conference room of the Cordillera Administration Building at 408 Carterville Road, Cordillera, CO. Meetings will be cancelled when there are no time sensitive or substantive topics for Board discussion.
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BY ORDER OF THE DISTRICT
/s/ David Bentley, President

BY ORDER OF THE ASSOCIATION
/s/ Ed Shriner, President



MINUTES

Cordillera Metro District Cordillera Property Owners Association

August 17, 2018

In Attendance

CMD Board of Directors	CPOA Board of Directors
David Bentley, President	Ed Shriner, President
Eugene McGuire, Vice President	Rick Smith, Treasurer
Cheryl Foley, Treasurer	Larry Brooks, Secretary
Kitty George, Secretary	Jerri More, Assistant Treasurer/Assistant Secretary
John Van Deusen, Assistant Treasurer/Assistant Secretary	Mike Grier, Vice President

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel (via telephone); Jaime Walker, communications manager; Trevor Broersma, operations director; Members of the public: Chris Cummings, John Warren, Mike Henritze, Enrique Grisoni, Monte Irion, Margo Boyle.

Call to Order

CMD Board of Directors	CPOA Board of Directors
Director Bentley called to order the Regular Meeting of the Cordillera Metropolitan District at 9:00 a.m.	Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 9:05 a.m.

Declaration of Quorum/Director Qualifications

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

CMD Board of Directors	CPOA Board of Directors
Director Van Deusen moved to approve the August 17, 2018 Regular Meeting Agenda. Seconded by Director George.	Director Smith moved to approve the August 17, 2018 Regular Meeting Agenda. Seconded by Director Grier.

Upon motion duly made and seconded, the Board unanimously approved the August 17, 2018 Regular Meeting Agenda.	Upon motion duly made and seconded, the Board unanimously approved the August 17, 2018 Regular Meeting Agenda.
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Approval of Consent Agenda

CMD Board of Directors	CPOA Board of Directors
<p>Director Foley noted that she likes the new format of the minutes. This sentiment was echoed by other board members.</p> <p>Director Foley moved to approve the Consent Agenda. Seconded by Director George.</p> <p>Upon motion duly made and seconded, the Board unanimously approved the June 15 and July 27, 2018 Meeting Minutes.</p>	<p>CPOA Board Members discussed the new minute template and how much public comment should be incorporated so that the public and future board members understand the context of the decisions.</p> <p>Director More asked legal counsel if there was any issue with combining the minutes.</p> <p>Legal Counsel Pogue shared that the minutes must reflect the distinct actions of each board.</p> <p>Director Shriner request the June 15 minutes reflect that it was Beaver Creek, not Bachelor Gulch, that used Host Compliance.</p> <p>Director Smith moved to approve the Consent Agenda with the noted changes. Seconded by Director Grier.</p> <p>Upon motion duly made and seconded, the Board unanimously approved the June 15 and July 27, 2018 Meeting Minutes with noted changes.</p>

Public Comment

Four members of the public commented on the agenda items as well as other topics which included:

- The meeting minute format.
- Having a law enforcement presence within the community.
- Having a different system for newspaper pickup at the gates.

Joint Agenda Items for Boards Discussion and Direction

Strategic Planning Consultant

Strategic Planning Chair John Warren shared the progress of the Strategic Planning Committee, and he formally requested that the Boards authorize funds to be spent on strategic planning services.

The Committee was formed in February 2018. After several meetings and considerable deliberation, the Committee identified that an outside firm would have better access to research on comparable

communities and data on current and future market trends. An RFQ/P was issued in July 2018 to which eight firms responded. The proposals were reviewed by a subcommittee and two firms were interviewed. The strengths of both firms include: strategic planning, resort destination, real estate and marketing expertise. The Strategic Planning Committee met July 26 and confirmed the recommended firm to be Resonance Consultancy.

Resonance is a leading advisor on real estate, tourism and economic development for countries, cities and communities around the world. They have diverse experience working with communities to analyze current context and articulate a clear vision for sustainable destination and community development. This includes developing marketing plans for Place Branding, Brand Strategy and Brand Storyline. Resonance has offices in Vancouver and New York, and is comprised of an interdisciplinary team of futurists, urban planners, writers, researchers, strategists, and marketing professionals. Cordillera's primary consultants will be Chris Fair, President and Richard Cutting-Miller, Executive Vice President.

There was brief discussion about the timeframe of the process and end report. The final report will be presented to the community during the annual meeting in 2019.

CPOA MOTION: Director Smith moved to approve \$25,000 for Strategic Planning services from Resonance Consultancy not to exceed \$50,000 in 2018 from both the CPOA and CMD. Seconded by Director More. Upon motion duly made and seconded, the Board unanimously approved the motion.

CMD MOTION: Director George moved to approve \$25,000 for Strategic Planning services from Resonance Consultancy not to exceed \$50,000 in 2018 from both the CPOA and CMD. Seconded by Director McGuire. Upon motion duly made and seconded, the Board unanimously approved the motion.

CMD Agenda Items

Public Safety

Public Safety Operations Manager Joanne Kelley gave an overview of gate operations and various types of guest passes and transponders that provide access to the community.

Legal Counsel Alan Pogue provided information on the Metro District's authority to restrict access or limit use of the public roads within the District. The District has limited authority to restrict access or regulate traffic on public roads. The developer, through the Metro District, funded the construction of the roads with public financing; this is what distinguishes them from private roads.

General Manger Oys and Legal Counsel Pogue are continuing discussions with the Sheriff and Eagle County to outline the Sheriff's Office authority within Cordillera's gates. As of now, the Sheriff's Office will ticket for careless, reckless and DUI within the community.

Directors Foley and McGuire requested to see the written policy regarding access to the community.

Resident Chris Cumming requested that he be on record that he is uncomfortable having law enforcement past the gates within the community.

Director George noted that the results of the community survey showed that property owners' value public safety and are satisfied with security. She further noted that it would be important to define the level of security the community wants and to emphasize communication.

CPOA Agenda Items

Trailhead Pool Project

There were several changes made to the design approach to upgrade the Trailhead Pool based upon the July 27 discussions with the Board. The CPOA Board further discussed the following necessary capital repairs and improvements:

- The main pool has evidence of movement of the pool shell, the shell finish is flaking, exposed rebar is rusting, and the cleaning system plumbing is exposed; the shell is salvageable, but needs repair.
- The baby pool is leaking severely; it is not salvageable and is recommend to be removed and replaced.
- The whirlpool spa has multiple cracks in the shell; it is not salvageable and is recommend to be replaced to avoid excessive future maintenance costs.
- The mechanical system equipment has reached the end of its useful life.
- Proposed additional improvements include modifying the main pool for a zero-depth entry, replacing and expanding the pool deck with pavers and adding an ADA accessible pathway.

Design, development and construction documents include obtaining accurate price estimates from the market with complete architect of record services, encompassing permit(s) and construction-ready documentation, civil engineering, landscape architecture, aquatic design, structural, mechanical, electrical and plumbing engineering.

Directors Grier and Shriner discussed the state of the reserve fund and upcoming expenses. The repairs will be considered in the 2019 budget planning process.

CPOA MOTION: Director Smith moved to approve \$145,000 for Design, Development and Construction Documents. Seconded by Director Brooks.

Upon motion duly made and seconded, the Board unanimously approved the motion. Director More abstained.

Annual Meeting Preparation

General Manager Oys provided board members the meeting agenda and notes. Each board member was assigned a topic to present during the Annual Meeting.

Board members requested that the Community Survey presentation be shortened due to concerns about its length and dryness of the data. The final full report will provide the community all the information and will be posted on the website.

Mike Budd, Berkshire Hathaway Colorado Properties, was added to the list of presenters at the Annual Meeting to share information on Cordillera and Vail Valley real estate trends and market data.

CMD Adjournment

CMD Board of Directors

Director Van Deusen moved to adjourn the Regular Meeting of the Cordillera Metro District. Seconded by Director Bentley.
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Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera Metro District at 11:29 a.m. Friday, August 17, 2018.

CPOA Executive Session

11:29 a.m. Director Grier and Director Smith moved to enter Executive Session pursuant to Section 38-33.3-308(4)(b), C.R.S., for the purpose of receiving legal advice regarding delinquent accounts.

12:01 p.m. Director More and Director Grier moved to conclude the Executive Session.

Present: Alan Pogue and Rachel Oys

No action was taken in executive session.

Adjournment

CPOA Board of Directors

Director Smith moved to adjourn the Regular Meeting of the Cordillera Property Owners Association. Seconded by Director Grier.
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Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera Property Owners Association at 12:06 p.m. Friday, August 17, 2018.
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Next Meeting

- Next CMD and CPOA Board meeting is September 21, 2018 at 9 a.m.



MINUTES

Cordillera Property Owners Association

September 7, 2018

In Attendance

CPOA Board of Directors:

Ed Shriner, President; Mike Grier, Vice President; Ron Haynes, Treasurer; Jerri More, Secretary; Larry Brooks, Assistant Treasurer/Assistant Secretary.

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel (via telephone); Tracy Stowell, office manager and Erin McCuskey, human resource manager.

Call to Order

CPOA Board of Directors

Director Shriner called to order the Special Meeting of the Cordillera Property Owners Association at 9:31 a.m.

Declaration of Quorum/Director Qualifications

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

CPOA Board of Directors

Director More moved to approve the September 7, 2018 Special Meeting Agenda. Seconded by Director Brooks.

Upon motion duly made and seconded, the Board unanimously approved the September 7, 2018 Special Meeting Agenda.
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CPOA Agenda Item

Seating of Officers

Rachel Oys, general manager, shared the need to hold a special meeting to seat officers in order for board presidents and treasurers to participate in the budget planning process prior to September 21.

Director Shriner stated that he was term limited and would like to serve out the rest of his term as president. The Board discussed board member roles, experience and the value of the president mentoring a successor before next year's election.

CPOA MOTION: Director Brooks moved to nominate Ed Shriner, President, Mike Grier, Vice-President, Ron Haynes, Treasurer, Jerri More, Secretary, and Larry Brooks, Assistant Treasurer/Assistant Secretary. Seconded by Director Haynes.

Upon motion duly made and seconded, the Board approved the motion.

Adjournment

CPOA Board of Directors

Director More moved to adjourn the Special Meeting of the Cordillera Property Owners Association. Seconded by Director Haynes.

Upon motion duly made and seconded, the Board adjourned the Special Meeting of the Cordillera Property Owners Association at 9:53 a.m. Friday, September 7, 2018.

Next Meeting

- Next CMD and CPOA Board meeting is September 21, 2018 at 9 a.m.

Lot Line Amendment

The Fisher Lot Line Amendment application was reviewed by the DRB.

Amended plat Filing 37 lots 17 – 18 – 19 to be combine into one parcel:

- Single owner for lots 17 – 18 – 19
- All lots are contiguous
- Lot 17 building envelope to be vacated, property line between 17 / 18 to be vacated
- Lot 19 building envelope to be vacated, property line between 19 / 18 to be vacated
- Existing home on lot 18
- Owner is aware of losing development potential by vacating the building envelope
- DRB administrator to verify with ERWSD if water stubs must be removed.



Design Review Board - Property Owner Application

Application Type:

- Building Envelope Amendment
- Lot Line Amendment
- Vacate Lot Line

SITE INFORMATION

Street Address: 15 Cattle Place, 29 Cattle Pl; Neighborhood: Cordillera
 Lot: 17, 18, 19 Block: _____ Filing: 37

DESCRIPTION OF REQUEST: The Fishers wish to vacate the lot lines between their three parcels to have one continuous lot. The residence is located in the middle lot with two vacant lots on either.

Property Owner: Richard A. Fisher and Kathleen Fisher

Email: fish2256@gmail.com Phone: 847-951-3360

Mailing Address: 817 Hinman Ave., #2E, Evanston, IL 60202

Owner's Signature: Junya C. Berino as attorney in fact - see Limited Power of Attorney

Primary Contact / Owner's Representative: Junya Berino c/o Stovall Associates, P.C.

Email: junya@vailvalleylaw.net Phone: 970-949-4200

Mailing Address: 175 Main Street, Suite C-109
Edwards, CO 81632

- Only complete applications will be accepted. No item will be scheduled for DRB unless an application and all required submittal items (as listed on the appropriate DRB Requirement Checklist) are received by the submittal deadline.
- Cordillera DRB approvals are valid for one year. If approval should lapse, an application, including all submittal requirements, must be resubmitted to the DRB Administrator for review and approval.

Checks payable to Cordillera Property Owners Association (CPOA)

For office Use only:	
Date Received: _____	Rec'd by: _____
Letter to Property Owners Date: _____	
DRB acceptance / rejection Letter Date: _____	
Fees Paid: \$ _____	



Building Envelope / Lot Line Amendment

Date Received: _____

Date Completed: _____

Requirement Checklist:

- Building Envelope / Lot Line Amendment
- Lot Line Vacate

SITE INFORMATION

Name of Project: Fisher

Street Address: 15 Cattle Place, 29 Cattle Place, 337 Gore Trail Neighborhood: Cordillera

Lot: 17, 18, 19 Block: _____ Filing: 37

Requirements for Application

Review

- Completed application submitted, signed
- 1 copy of a stamped topographic survey and electronic PDF format
- Plans prepared by a licensed Land Surveyor
- Fee submitted
- Drawings dated and all pages identified
- Project location on all drawings
- Adjacent Property Owner Notification Letter filled out
- Adjacent Property Owner Approval Letter filled out
- Names and address of Adjacent Property Owners within 75 feet
- Submittal must be reviewed by Design Review Board Coordinator before mailings are sent out to Adjacent Property Owners.
- After application and forms have been reviewed by Design Review Board Coordinator, applicant must mail forms to adjacent property owner's certified mail return receipt. Cordillera Metro District to have Receipts of certified mail and Metro District address for return receipt.

LIMITED POWER OF ATTORNEY

We, Richard A. Fisher and Kathleen Fisher, hereby designated Jenya C. Berino of Stovall Associates, P.C. to be Attorney-in-Fact (subsequently called "Agent") for the limited purpose of applying and obtaining an Amended Final Plat for certain real property and all other associated actions involved with Eagle County Land Use Application involving the following real property:

LOT 19, CORDILLERA SUBDIVISION, FILING NO. 37, PHASE 2, LOT 18 AND 19, COUNTY OF EAGLE, STATE OF COLORADO.

More commonly known as: 29 Cantle Place, Edwards, CO 81632.

LOT 18, CORDILLERA SUBDIVISION, FILING NO. 37 PHASE 2, LOT 18 AND 19, COUNTY OF EAGLE, STATE OF COLORADO **BANKRUPTCY CASE 15-22203 AS A CHAPTER 13 FILED ON 10/30/2015 BY KATHLEEN A FISHER

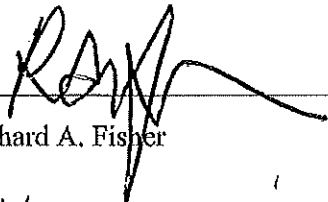
More commonly known as: 15 Cantle Place, Edwards, CO 81632

LOT 17, CORDILLERA SUBDIVISION, FILING NO. 37, PHASE 2, ACCORDING TO THE PLAT RECORDED FEBRUARY 20, 2001, AT RECEPTION NO. 750210, COUNTY OF EAGLE, STATE OF COLORADO.

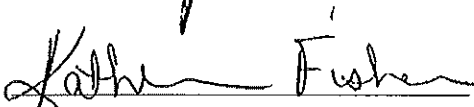
More commonly known as: 337 Gore Trail, Cordillera, CO 81632

This Limited Power of Attorney shall continue to be effective regardless if we become disabled, incapacitated, or incompetent for the period of time beginning as of the date this document is executed below and terminating upon the issuance and recording of an Amended Final Plat in the real property records of Eagle County, Colorado.

SIGNED THIS 24 day of January, 2018



Richard A. Fisher



Kathleen Fisher

[notary acknowledgment on following page]

STATE OF IL)
) ss.
COUNTY OF COOK)

To me known to be the signature of Richard A. Fisher executed this 25 day of
January, 2018.

Witness my hand and official seal.

My commission expires: 5/6/2020



Notary Public

A handwritten signature in cursive script, appearing to read "Ana Pajo".

STATE OF IL)
) ss.
COUNTY OF COOK)

To me known to be the signature of Kathleen Fisher executed this 25 day of
January, 2018.

Witness my hand and official seal.

My commission expires: 5/6/2020



Notary Public

A handwritten signature in cursive script, appearing to read "Ana Pajo".

LIST OF ADJACENT PROPERTY OWNERS

FISHER RESIDENCE AMENDED FINAL PLAT
CORDILLERA SUBDIVISION, LOTS 17, 18, 19

Summit Investors, LLC
299 Milwaukee St., Suite 500
Denver, CO 80206-5045

Edward A. Ahlstrand
5826 Woodbourne Hollow Road
Boulder, CO 80301-3035

May 10, 2018

JENYA C. BERINO
ATTORNEY

DIRECT: (970) 949-4200
FACSIMILE: (970) 797-1895
EMAIL: Jenya@VailValleyLaw.net

Via: US Certified Mail (Return Receipt Requested)

To: Summit Investors, LLC
299 Milwaukee St., Suite 500
Denver, CO 80206-5045

Re: **Request for Lot Line Vacation – Cordillera
Subdivision, (Lots 17, 18, &19) (Fisher)**

Dear Adjacent Property Owner:

Please be advised that this law firm has been retained to represent your neighbors, Mr. and Ms. Fisher with regard to their lot line adjustment application with Cordillera. The Cummins' own adjacent lots and would like to vacate the lot lines that currently divides these lots.

Accordingly, please see the Amended Final Plat enclosed herewith. The Amended Final Plat should not affect your existing property rights. If approved, this Amended Final Plat will be recorded with Eagle County and will vacate the lot line between Lots 17, 18 and 19. Per Cordillera Guidelines, the Fishers will not be permitted to build on the former Lots and the building envelope on this Lot will also be vacated.

When an Amended Final Plat is requested, adjacent property owners are asked to agree to the proposed revision. Enclosed with this letter is a form which states that you accept the Amended Final Plat. If you could please execute, date, and return the same to my office at your earliest convenience, that would be greatly appreciated. Should you have any questions with respect to the Amended Final Plat, please do not hesitate to contact me directly.

Very truly yours,

STOVALL ASSOCIATES, P.C.



Jenya C. Berino, Esq.

JCB: Client; Enclosures

May 10, 2018

JENYA C. BERINO
ATTORNEY

DIRECT: (970) 949-4200
FACSIMILE: (970) 797-1895
EMAIL: Jenya@VailValleyLaw.net

Via: US Certified Mail (Return Receipt Requested)

To: Edward A. Ahlstrand
5826 Woodbourne Hollow Road
Boulder, CO 80301-3035

**Re: Request for Lot Line Vacation – Cordillera
Subdivision, (Lots 17, 18, &19) (Fisher)**

Dear Adjacent Property Owner:

Please be advised that this law firm has been retained to represent your neighbors, Mr. and Ms. Fisher with regard to their lot line adjustment application with Cordillera. The Cummins' own adjacent lots and would like to vacate the lot lines that currently divides these lots.

Accordingly, please see the Amended Final Plat enclosed herewith. The Amended Final Plat should not affect your existing property rights. If approved, this Amended Final Plat will be recorded with Eagle County and will vacate the lot line between Lots 17, 18 and 19. Per Cordillera Guidelines, the Fishers will not be permitted to build on the former Lots and the building envelope on this Lot will also be vacated.

When an Amended Final Plat is requested, adjacent property owners are asked to agree to the proposed revision. Enclosed with this letter is a form which states that you accept the Amended Final Plat. If you could please execute, date, and return the same to my office at your earliest convenience, that would be greatly appreciated. Should you have any questions with respect to the Amended Final Plat, please do not hesitate to contact me directly.

Very truly yours,

STOVALL ASSOCIATES, P.C.



Jenya C. Berino, Esq.

JCB: Client; Enclosures


To Whom It May Concern:

I, EDWARD AHLSTRAND (print name), Adjacent Property Owner, have reviewed a proposed amended final plat which Richard and Kathleen Fisher submitted to Eagle County Community Development and hereby provide this letter as written approval for the lot line vacation of the property located at:

29 Cantle Place; 15 Cantle Place; and 337 Gore Trail
Lots 17, 18 & 19
Cordillera, Colorado

I understand that the proposed amended final plat includes the vacation of the lot line between Lots 17, 18, and 19.

I agree to the proposed lot line vacation and accept the amended final plat.

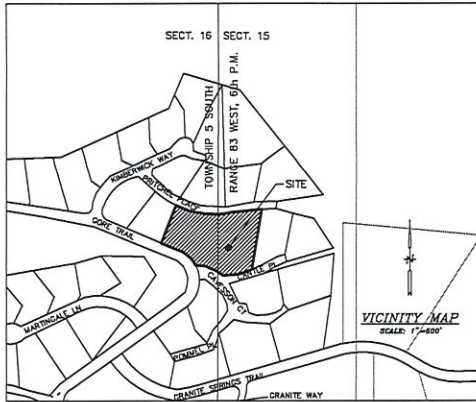


Edward A. Ahlstrand
Adjacent Property Owner

5/29/18

Date

AMENDED FINAL PLAT
CORDILLERA SUBDIVISION
FILING NO. 37, PHASE 2, LOT 18
A RESUBDIVISION OF LOTS 17, 18, AND 19
COUNTY OF EAGLE, STATE OF COLORADO



COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY, COLORADO THIS DAY OF A.D. 20 FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY AND FOR CONFORMANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON...

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
EAGLE COUNTY, COLORADO
WITNESS MY HAND AND SEAL OF THE COUNTY OF EAGLE
ATTEST:
CLERK TO THE BOARD OF COUNTY COMMISSIONERS

GENERAL NOTES:

- 1. SURVEY COMPLETED ON MARCH 27, 2018
2. BASES OF BEARINGS BASED UPON THE EAST LINE OF LOT 19, CORDILLERA SUBDIVISION, PLUNG NO. 37, PHASE 2, RECEPTION NO. 72020A, COUNTY OF EAGLE, THE NORTHEASTERLY AND SOUTHEASTERLY CORNERS ARE NO. 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED 2308B.
3. LOCAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
4. PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED WERE PROVIDED BY STANLEY TITLE GUARANTY COMPANY FILE NOS. 193036, 193032, AND 193030 DATED MARCH 30, 2018 AT 8:00 A.M.
5. THE PURPOSE OF THIS FINAL PLAT IS TO COMBINE LOTS 17-18 INTO ONE LOT, AND TO VACATE BUILDING ENVELOPES ON LOTS 17 AND 18.
THE FOLLOWING NOTES APPLY TO THE NEWLY CREATED LOT 18:
6. LOT 18 IS SUBJECT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORDILLERA SUBDIVISION MAY 12, 1993 IN BOOK 508 AT PAGE 763 AS RECEPTION NO. 30485A, ALL AMENDMENTS THEREOF, SUPPLEMENT RECORDED FEBRUARY 8, 2000 AS RECEPTION NO. 72016A, AND SUPPLEMENTAL DECLARATION RECORDED MAY 23, 2000 AS RECEPTION NO. 72030A, AND SUPPLEMENT RECORDED FEBRUARY 25, 2001 AS RECEPTION NO. 72020B AND THIRD AMENDMENT RECORDED APRIL 14, 2005 AS RECEPTION NO. 820500A, (NOT ABLE TO PLOT)
7. LOT 18 IS SUBJECT TO EASEMENTS FOR CORDILLERA RECORDED MARCH 12, 1993 IN BOOK 508 AS RECEPTION NO. 30485B AND AMENDED AND RESTATED EASEMENTS FOR CORDILLERA PROPERTY OWNERS ASSOCIATION, INC. RECORDED JUNE 27, 2012 AS RECEPTION NO. 8212310B AND ALL AMENDMENTS THEREOF, (LOT 17) (NOT ABLE TO PLOT) AMENDED AND RESTATED EASEMENTS FOR CORDILLERA PROPERTY OWNERS ASSOCIATION RECORDED JUNE 27, 2012 AS RECEPTION NO. 8212320A, (LOT 18) (NOT ABLE TO PLOT)
8. LOT 18 IS SUBJECT TO RESOLUTION NO. 88-125 RECORDED OCTOBER 29, 1998 AS RECEPTION NO. 874231 AND RESOLUTION NO. 88-125 RECORDED OCTOBER 29, 1998 AS RECEPTION NO. 874232. (NOT ABLE TO PLOT)
9. LOT 18 IS SUBJECT TO LITIGATION AND ENHANCEMENT PLAN RECORDED MAY 28, 1999 AS RECEPTION NO. 89772A AND AMENDMENT RECORDED AUGUST 5, 1999 AS RECEPTION NO. 79471A AND AMENDMENT RECORDED APRIL 14, 2000 AS RECEPTION NO. 72726G. (NOT ABLE TO PLOT)
10. LOT 18 IS SUBJECT TO UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO HOLY CROSS ENERGY RECORDED SEPTEMBER 20, 1999 AS RECEPTION NO. 79927F. (NOT ABLE TO PLOT)
11. LOT 18 IS SUBJECT TO TRENCH, CONDUIT AND WALL AGREEMENT WITH HOLY CROSS ENERGY RECORDED SEPTEMBER 20, 1999 AS RECEPTION NO. 79922Z, TRENCH, CONDUIT AND WALL AGREEMENT RECORDED FEBRUARY 11, 2000 AS RECEPTION NO. 72523B AND RECORDED FEBRUARY 23, 2000 AS RECEPTION NO. 81745A, UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO HOLY CROSS ENERGY RECORDED SEPTEMBER 13, 2000 AS RECEPTION NO. 74817B. (NOT ABLE TO PLOT)
12. LOT 18 IS SUBJECT TO ALL MATTERS AS SHOWN ON PLAT OF CORDILLERA SUBDIVISION, PLUNG NO. 37 RECORDED FEBRUARY 8, 2000 AS RECEPTION NO. 72523B, PLAT OF CORDILLERA SUBDIVISION, PLUNG NO. 37 A RESUBDIVISION OF LOTS 1 & 2 AND TRACTS A, M, N & P, CORDILLERA SUBDIVISION, PLUNG NO. 37 RECORDED MAY 23, 2000 AS RECEPTION NO. 72020A, CORDILLERA SUBDIVISION, PLUNG NO. 37, PHASE 2 RECORDED FEBRUARY 25, 2001 AS RECEPTION NO. 72020B, AND PLAT RECORDED JUNE 1, 2008 AS RECEPTION NO. 82061A, (LOTS 18 AND 19) (AS SHOWN HEREON)
13. LOT 18 IS SUBJECT TO RESOLUTION NO. 2003-135 APPROVING THE TENTH AMENDMENT TO THE CORDILLERA PLANNED UNIT DEVELOPMENT AND AMENDED AND RESTATED PUD GUIDE RECORDED FEBRUARY 14, 2003 AS RECEPTION NO. 85489F. (NOT ABLE TO PLOT)
14. LOT 18 IS SUBJECT TO EASEMENT TO GRANITOR CONTAINED IN THE DEED RECORDED JUNE 9, 2000 AS RECEPTION NO. 72188D.
15. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT; IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD A. FISHER, KATHLEEN FISHER AND DMG MORTGAGE, INC. BEING SOLE OWNERS IN FEE SHARER, NORTHWESTERLY OR LEASTWATERLY OF ALL THAT REAL PROPERTY SITUATED IN EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

LOTS 17 CORDILLERA SUBDIVISION PLUNG NO. 37 ACCORDING TO THE FINAL PLAT RECORDED FEBRUARY 25, 2001 AS RECEPTION NO. 72020A AND AMENDED FINAL PLAT CORDILLERA SUBDIVISION, PLUNG NO. 37, PHASE 2, LOT 18 AND LOT 19 RECORDED JUNE 1, 2008 AT RECEPTION NO. 82061A-82061E

CONTAINING 2.468 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF:

CORDILLERA SUBDIVISION, PLUNG NO. 37, PHASE 2, LOT 18, A RESUBDIVISION OF LOTS 17, 18, AND 19.

A SUBDIVISION IN THE COUNTY OF EAGLE; AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS AND DO HEREBY DEDICATE AND SET APART ALL OF THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE CREATED AS EASEMENTS ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AS EASEMENTS FOR THE PURPOSES SHOWN HEREON, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DO HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

DEDICATED THIS DAY OF A.D. 20

OWNER: RICHARD A. FISHER ADDRESS: 15 CANTILE PLACE EDWARDS, COLORADO 81622

STATE OF COLORADO)
COUNTY OF EAGLE) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY

MY COMMISSION EXPRESSES

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

OWNER: KATHLEEN FISHER ADDRESS: 15 CANTILE PLACE EDWARDS, COLORADO 81622

STATE OF COLORADO)
COUNTY OF EAGLE) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY

MY COMMISSION EXPRESSES

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MORTGAGEE: DMG MORTGAGE, INC. ADDRESS: 3188 CROW CANYON ROAD, SUITE 400 SAN RAMON, CALIFORNIA 94583

BY: TITLE: CLERK TO THE BOARD OF COUNTY COMMISSIONERS

STATE OF)
COUNTY OF) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D. 20 BY

MY COMMISSION EXPRESSES

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS DAY OF A.D. 20

TREASURER OF EAGLE COUNTY

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT O'CLOCK ON THIS DAY OF 20, AND IS DULY RECORDED AT RECEPTION NO.

CLERK AND RECORDER

DEPUTY

TITLE CERTIFICATE

DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH IS VESTED IN, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

Blank lines for listing encumbrances.

DATED THIS DAY OF A.D. 20

AGENT

SURVEYOR'S CERTIFICATE

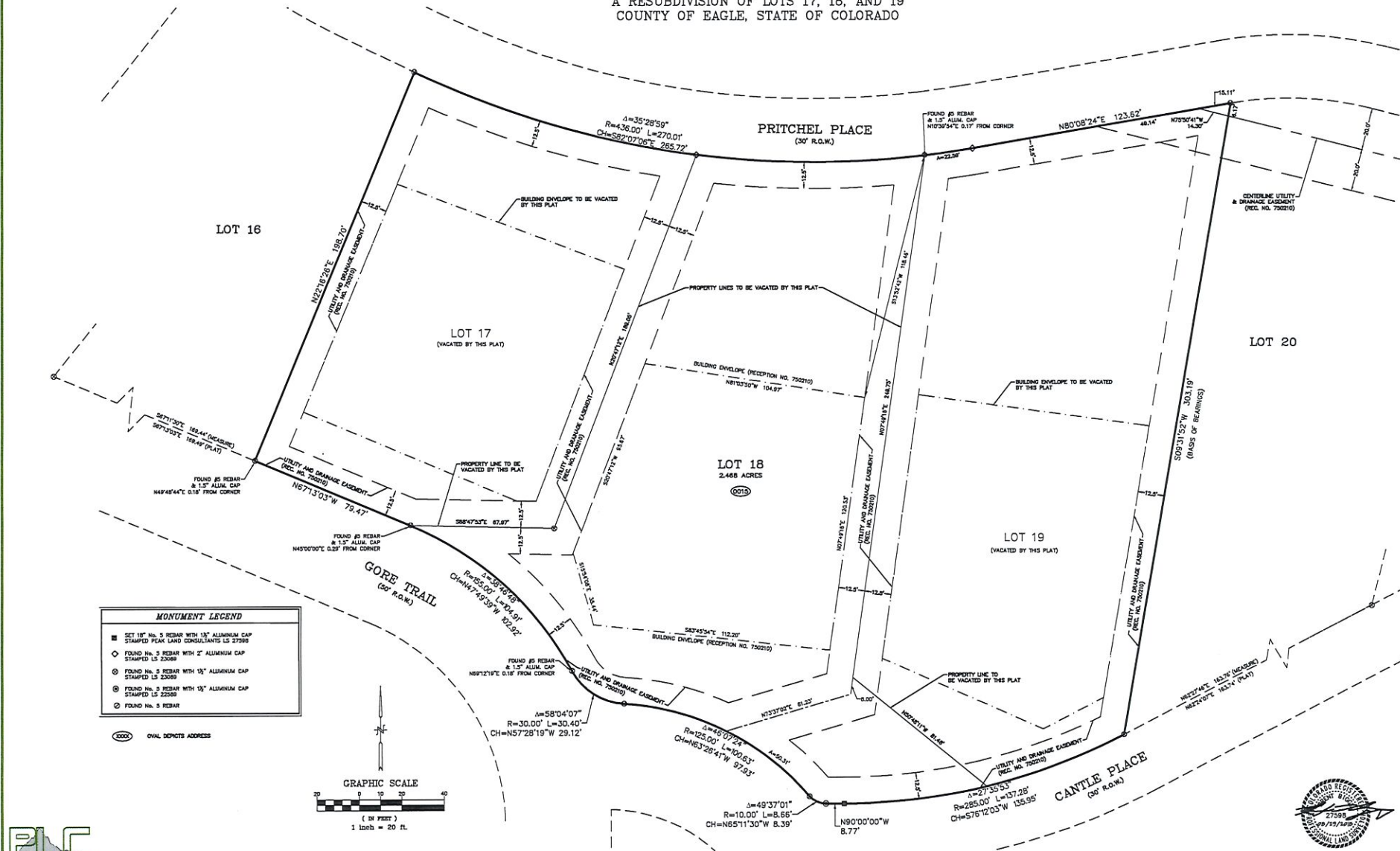
I, BRENT BIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF CORDILLERA SUBDIVISION, PLUNG NO. 37, PHASE 2, LOT 18, A RESUBDIVISION OF LOTS 17, 18 AND 19 AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



BRENT BIGGS PROFESSIONAL LAND SURVEYOR P.L.S. No. 27589

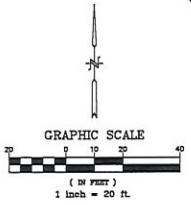
Table with 4 columns: LOT, ACRES, USAGE, ADDRESS. Row 1: 18, 2.468, SINGLE FAMILY, 0015 CANTILE PL.

AMENDED FINAL PLAT
 CORDILLERA SUBDIVISION
 FILING NO. 37, PHASE 2, LOT 18
 A RESUBDIVISION OF LOTS 17, 18, AND 19
 COUNTY OF EAGLE, STATE OF COLORADO



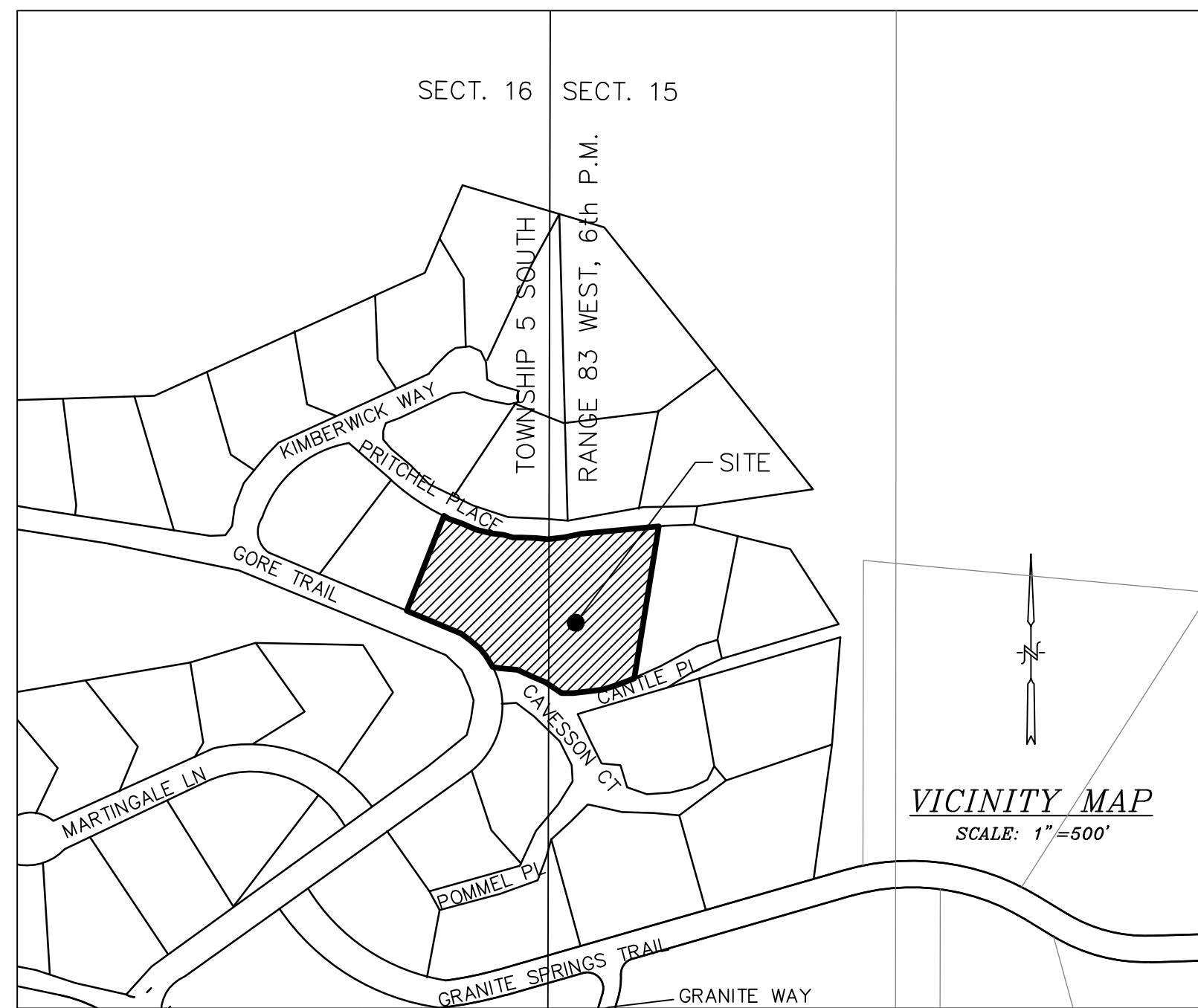
MONUMENT LEGEND

- SET 18" No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED PEAK LAND CONSULTANTS LS 22088
- ◇ FOUND No. 5 REBAR WITH 2" ALUMINUM CAP STAMPED LS 22088
- FOUND No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED LS 22088
- ⊙ FOUND No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED LS 22088
- ⊚ FOUND No. 5 REBAR



DRAWN: KPJ REVIEWED: BB
 DATE: 08/29/18 PLC JOB#: 2126 SHEET 2 OF 2

AMENDED FINAL PLAT CORDILLERA SUBDIVISION FILING NO. 37, PHASE 2, LOT 18 A RESUBDIVISION OF LOTS 17, 18, AND 19 COUNTY OF EAGLE, STATE OF COLORADO



COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY, COLORADO THIS _____ DAY OF _____ A.D. 20____ FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES EAGLE COUNTY FOR MAINTENANCE OF ROADS DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED IN ACCORDANCE WITH EAGLE COUNTY SPECIFICATIONS AND THE BOARD OF COUNTY COMMISSIONERS OF EAGLE COUNTY HAS BY A SUBSEQUENT RESOLUTION AGREED TO UNDERTAKE MAINTENANCE OF THE SAME. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, SEWAGE DISPOSAL PERMIT OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF EAGLE.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
EAGLE COUNTY, COLORADO
WITNESS MY HAND AND SEAL OF THE COUNTY OF EAGLE
ATTEST: _____
CLERK TO THE BOARD OF COUNTY COMMISSIONERS

GENERAL NOTES:

1. SURVEY COMPLETED ON MARCH 27, 2018
 2. BASIS OF BEARINGS: BASED UPON THE EAST LINE OF LOT 19, CORDILLERA SUBDIVISION, FILING NO. 37, PHASE 2, RECEPTION NO. 750210, COUNTY OF EAGLE; THE NORTHEASTERLY AND SOUTHEASTERLY CORNERS ARE NO. 5 REBAR WITH 1.5" ALUMINUM CAP STAMPED 23089.
 3. LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
 4. PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED WERE PROVIDED BY STEWART TITLE GUARANTY COMPANY FILE NOS. 193380, 193328, AND 193355 DATED MARCH 30, 2018 AT 8:00 A.M.
 5. THE PURPOSE OF THIS FINAL PLAT IS TO COMBINE LOTS 17-19 INTO ONE LOT, AND TO VACATE BUILDING ENVELOPES ON LOTS 17 AND 19.
- THE FOLLOWING NOTES APPLY TO THE NEWLY CREATED LOT 18:**
6. LOT 18 IS SUBJECT TO AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORDILLERA RECORDED MAY 12, 1993 IN BOOK 608 AT PAGE 785 AS RECEPTION NO. 504866, ALL AMENDMENTS THERETO, SUPPLEMENT RECORDED FEBRUARY 6, 2000 AS RECEPTION NO. 722160, AND SUPPLEMENTAL DECLARATION RECORDED MAY 23, 2000 AS RECEPTION NO. 730390, AND SUPPLEMENT RECORDED FEBRUARY 20, 2001 AS RECEPTION NO. 750209 AND THIRD AMENDMENT RECORDED APRIL 14, 2010 AS RECEPTION NO. 201007045. (NOT ABLE TO PLOT)
 7. LOT 18 IS SUBJECT TO BYLAWS FOR CORDILLERA RECORDED MARCH 12, 1993 IN BOOK 608 AT PAGE 786 AS RECEPTION NO. 504867 AND AMENDED AND RESTATED BYLAWS FOR CORDILLERA PROPERTY OWNERS ASSOCIATION, INC. RECORDED JUNE 27 2012 AS RECEPTION NO. 201213130 AND ALL AMENDMENTS THERETO. (LOT 17) (NOT ABLE TO PLOT) AMENDED AND RESTATED BYLAWS OF CORDILLERA PROPERTY OWNERS ASSOCIATION RECORDED JUNE 27, 2012 AS RECEPTION NO. 201213130. (LOT 19) (NOT ABLE TO PLOT)
 8. LOT 18 IS SUBJECT TO RESOLUTION NO. 98-125 RECORDED OCTOBER 29, 1998 AS RECEPTION NO. 674251 AND RESOLUTION NO. 98-126 RECORDED OCTOBER 29, 1998 AS RECEPTION NO. 674252. (NOT ABLE TO PLOT)
 9. LOT 18 IS SUBJECT TO MITIGATION AND ENHANCEMENT PLAN RECORDED MAY 28, 1999 AS RECEPTION NO. 697723 AND AMENDMENT RECORDED AUGUST 5, 1999 AS RECEPTION NO. 704765 AND AMENDMENT RECORDED APRIL 14, 2000 AS RECEPTION NO. 727260. (NOT ABLE TO PLOT)
 10. LOT 18 IS SUBJECT TO UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO HOLY CROSS ENERGY RECORDED SEPTEMBER 20, 1999 AS RECEPTION NO. 709217. (NOT ABLE TO PLOT)
 11. LOT 18 IS SUBJECT TO TRENCH, CONDUIT AND VAULT AGREEMENT WITH HOLY CROSS ENERGY RECORDED SEPTEMBER 20, 1999 AS RECEPTION NO. 709222, TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED FEBRUARY 11, 2000 AS RECEPTION NO. 722538 AND RECORDED FEBRUARY 25, 2000 AS RECEPTION NO. 723456, UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO HOLY CROSS ENERGY RECORDED DECEMBER 13, 2000 AS RECEPTION NO. 746178. (NOT ABLE TO PLOT)
 12. LOT 18 IS SUBJECT TO ALL MATTERS AS SHOWN ON PLAT OF CORDILLERA SUBDIVISION, FILING NO. 37 RECORDED FEBRUARY 8, 2000 AS RECEPTION NO. 722159, PLAT OF CORDILLERA SUBDIVISION, FILING NO. 37 A RESUBDIVISION OF LOTS 1 & 2 AND TRACTS A, M, N, & P, CORDILLERA FILING NO. 37 RECORDED MAY 23, 2000 AS RECEPTION NO. 730389, CORDILLERA SUBDIVISION, FILING NO. 37, PHASE 2 RECORDED FEBRUARY 20, 2001 AS RECEPTION NO. 750210, AND PLAT RECORDED JUNE 1, 2006 AS RECEPTION NO. 200614416. (LOTS 18 AND 19). (AS SHOWN HEREON)
 13. LOT 18 IS SUBJECT TO RESOLUTION NO. 2003-135 APPROVING THE TENTH AMENDMENT TO THE CORDILLERA PLANNED UNIT DEVELOPMENT AND AMENDED AND RESTATED PUD GUIDE RECORDED DECEMBER 14, 2003 AS RECEPTION NO. 854897. (NOT ABLE TO PLOT)
 14. LOT 18 IS SUBJECT TO EASEMENT TO GRANITOR CONTAINED IN THE DEED RECORDED JUNE 9, 2000 AS RECEPTION NO. 731880.
 15. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD A. FISHER, KATHLEEN FISHER AND CMG MORTGAGE, INC. BEING SOLE OWNERS IN FEE SIMPLE, MORTGAGEE OR LIENHOLDER OF ALL THAT REAL PROPERTY SITUATED IN EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

LOTS 17 CORDILLERA SUBDIVISION FILING NO. 37 ACCORDING TO THE FINAL PLAT RECORDED FEBRUARY 20, 2001 AT RECEPTION NO. 750210 AND AMENDED FINAL PLAT CORDILLERA SUBDIVISION, FILING NO. 37, PHASE 2, LOT 18 AND LOT 19 RECORDED JUNE 1, 2006 AT RECEPTION NO. 200614416

CONTAINING 2.468 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF:

CORDILLERA SUBDIVISION, FILING NO. 37, PHASE 2, LOT 18, A RESUBDIVISION OF LOTS 17, 18, AND 19.

A SUBDIVISION IN THE COUNTY OF EAGLE; AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS; AND DO HEREBY DEDICATE AND SET APART ALL OF THE PUBLIC ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER; AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE CREATED AS EASEMENTS ON THE ACCOMPANYING PLAT TO THE PUBLIC FOREVER AS EASEMENTS FOR THE PURPOSES SHOWN HEREIN, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DO HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS _____ DAY OF _____ A.D., 20____

OWNER: RICHARD A. FISHER ADDRESS: 15 CANTLE PLACE
EDWARDS, COLORADO 81632

STATE OF COLORADO)
COUNTY OF EAGLE) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

OWNER: KATHLEEN FISHER ADDRESS: 15 CANTLE PLACE
EDWARDS, COLORADO 81632

STATE OF COLORADO)
COUNTY OF EAGLE) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MORTGAGEE: CMG MORTGAGE, INC. ADDRESS: 3160 CROW CANYON ROAD, SUITE 400
SAN RAMON, CALIFORNIA 94583

BY: _____
TITLE: _____

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS _____ DAY OF _____ A.D., 20____

TREASURER OF EAGLE COUNTY

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____, 20____ AND IS DULY RECORDED AT RECEPTION No. _____

CLERK AND RECORDER
BY: _____
DEPUTY

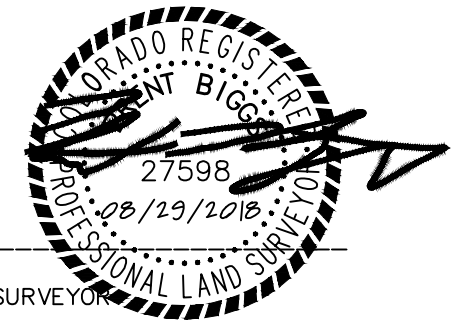
TITLE CERTIFICATE

_____ DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH IS VESTED IN _____ FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: _____

DATED THIS _____ DAY OF _____ A.D., 20____
AGENT _____

SURVEYOR'S CERTIFICATE

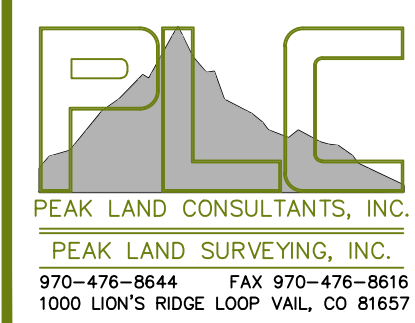
I, BRENT BIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF CORDILLERA SUBDIVISION, FILING NO. 37, PHASE 2, LOT 18, A RESUBDIVISION OF LOTS 17, 18 AND 19 AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



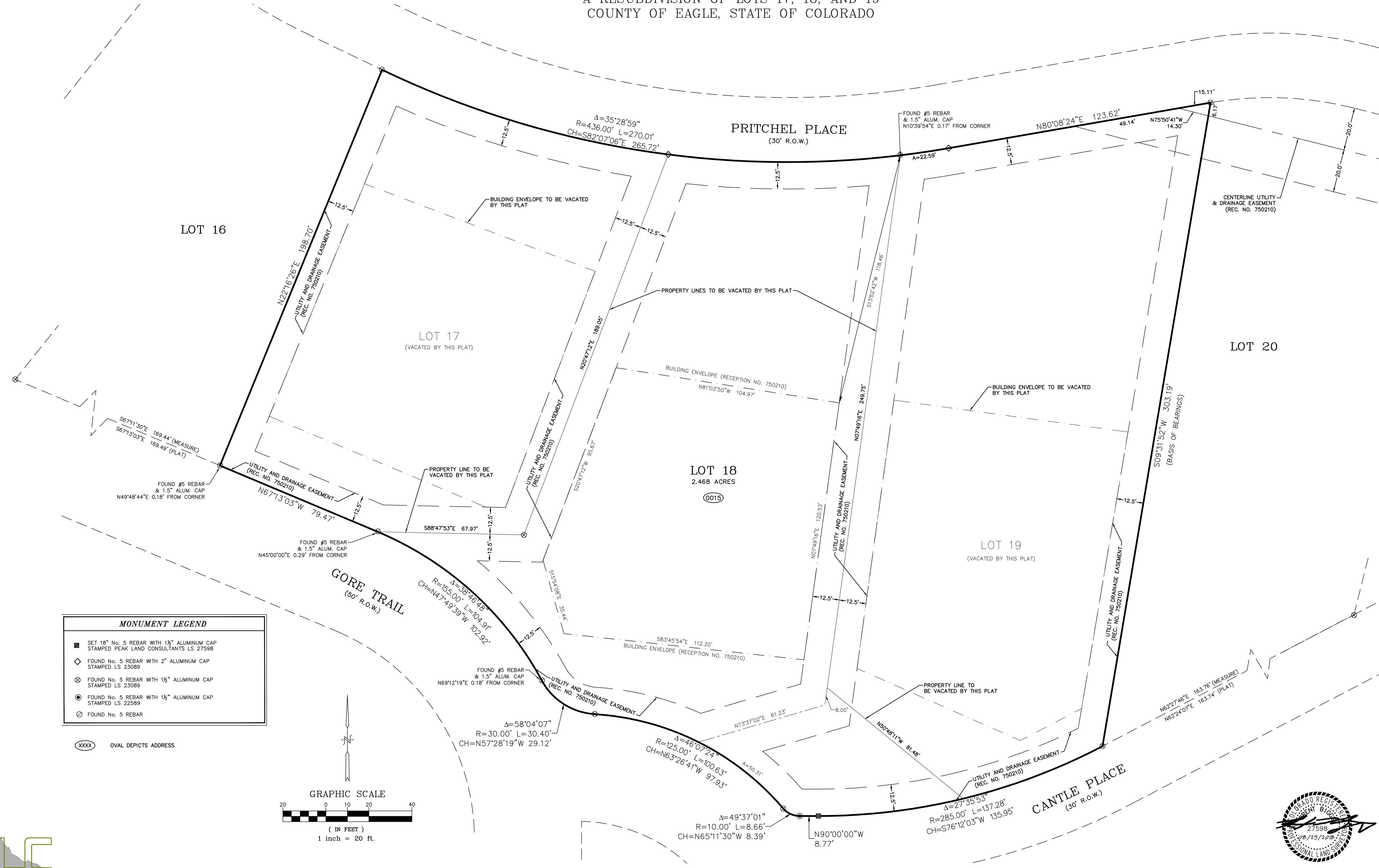
BRENT BIGGS
PROFESSIONAL LAND SURVEYOR
P.L.S. No. 27598

LAND USE SUMMARY

LOT	ACRES	USAGE	ADDRESS
18	2.468	SINGLE FAMILY	0015 CANTLE PL

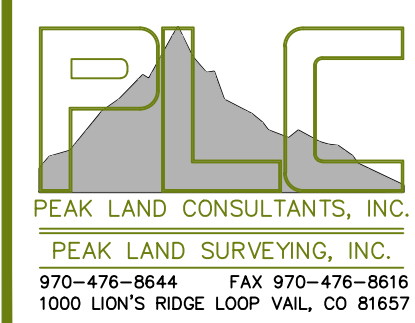
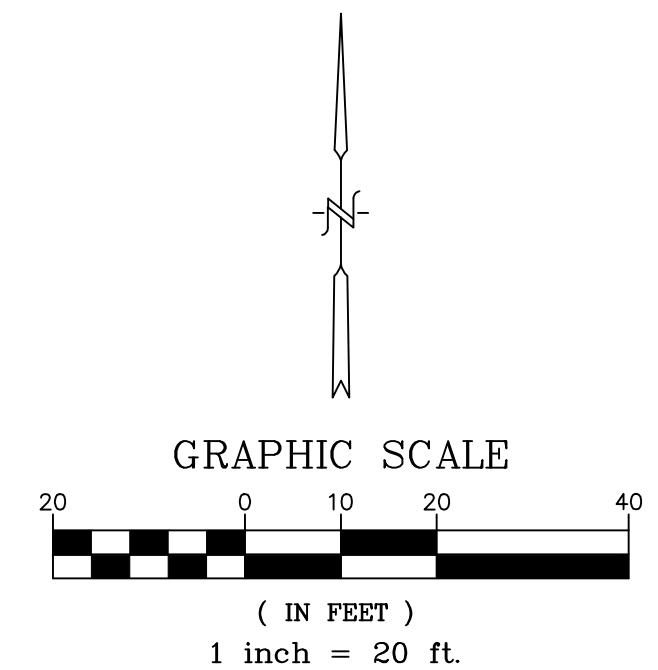


AMENDED FINAL PLAT
 CORDILLERA SUBDIVISION
 FILING NO. 37, PHASE 2, LOT 18
 A RESUBDIVISION OF LOTS 17, 18, AND 19
 COUNTY OF EAGLE, STATE OF COLORADO



MONUMENT LEGEND	
■	SET 18" No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED PEAK LAND CONSULTANTS LS 27598
◆	FOUND No. 5 REBAR WITH 2" ALUMINUM CAP STAMPED LS 23089
⊗	FOUND No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED LS 23089
●	FOUND No. 5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED LS 22589
○	FOUND No. 5 REBAR

XXXX OVAL DEPICTS ADDRESS



Cordillera Metropolitan District

Operating/Contractual Obligations Fund

Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (-Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Revenues												
Property Taxes Operating	3,200,674	3,374,047	3,532,940	3,725,010	3,183,723	3,945,869	3,740,160	3,945,869	3,951,168	0.1%	5,299	Property tax valuations based on current Assessor abstract
Net Property Tax Revenue	3,200,674	3,374,047	3,532,940	3,725,010	3,183,723	3,945,869	3,740,160	3,945,869	3,951,168	0.1%	5,299	
Specific Ownership Taxes - Operating												
CPOA Administration Fees	293,479	305,928	289,558	319,937	128,853	257,706	227,000	280,000	280,000	0.0%	0	Tax collected as part of vehicle registration process
Interest Income Operating	1,000,417	1,258,267	1,190,923	1,116,666	546,837	1,093,673	1,093,447	1,093,673	1,154,759	5.6%	61,086	CPOA Service Agreement
CVC Public Safety	7,296	9,858	25,458	43,738	26,930	53,859	6,406	25,000	50,000	100.0%	25,000	Bank & Investment Interest
Equestrian Center Revenue	269,576	262,102	248,636	271,728	153,545	313,009	295,854	313,009	313,009	0.0%	0	Reimbursement from CVC for personnel & basic operating costs
Other Revenue				321,326	162,833	322,226	373,256	401,564	391,916	-2.4%	(9,648)	Horse Boarding Revenue
Sewer Lift Revenue	16,568	20,200	16,738	17,584	831	17,682	19,426	19,426	19,499	0.4%	73	Reimbursement from group of homeowners for Lift Station costs
Lottery Proceeds	1,342	1,340	1,541	893	621	1,242	1,600	1,600	1,200	-25.0%	(400)	Conservation Trust Fund receipts from State of Colorado
Holy Cross Refunds	8,802	17,774	7,547	3,313	801	801	10,000	10,000	2,500	-75.0%	(7,500)	Member Equity Refunds
Internal Service Revenue	40,417	29,477	1,539	286	0	0	44,000	0	0	0.0%	0	
Other Revenue	18,954	44,040	17,035	8,074	34	34	489	489	500	2.2%	11	Miscellaneous Revenue
Grant Revenue									15,900		15,900	Safety Grant - Special Districts Association
Subtotal Other Revenue	86,082	112,831	44,400	30,150	2,287	19,760	75,515	31,515	39,599	25.7%	8,084	
Public Safety Revenue												
Transponders Revenue	15,300	13,970	13,155	12,810	4,270	8,540	12,000	12,000	12,000	0.0%	0	Sale of Gate Transponders
Road Impact Fees	5,295	8,443	5,183	5,064	2,877	5,755	2,000	2,000	2,000	0.0%	0	Fees charged for heavy trucks driving to/from new construction sites
Escort Fees	1,850	0	0	0	0	0	150	150	0	-100.0%	(150)	
Trailer Storage Fees	14,910	26,855	21,920	19,720	19,220	19,220	19,800	19,800	21,600	9.1%	1,800	Trailer Storage parking - 50 spaces @ \$40 month per space
Subtotal Public Safety Revenue	37,355	49,268	40,258	37,594	26,367	33,515	33,950	33,950	35,600	4.9%	1,650	
Total Revenues	4,894,879	5,372,301	5,372,172	5,866,148	4,231,376	6,039,617	5,845,588	6,124,580	6,216,051	1.5%	91,471	
Expenditures												
Admin Wages & Benefits												
Administration Wages	370,450	455,802	474,199	450,890	228,359	456,718	502,535	446,244	535,818	20.1%	89,574	Administrative staff wages
Administration Overtime	4,365	3,402	(2,720)	(0)	4,203	3,718	2,500	6,000	6,000	0.0%	0	Administrative staff overtime
Administration Benefits	0	86,853	82,018	77,630	40,580	81,159	84,668	84,762	115,532	36.3%	30,770	Administrative staff benefits
Subtotal Admin Wages & Benefits	374,815	546,057	553,496	528,520	273,142	541,595	589,703	537,006	657,350	22.4%	120,344	
CMD Employee Benefits												
Medicare & State Unemployment	12,186	12,895	46,780	38,619	17,815	35,629	39,368	37,359	42,075	12.6%	4,716	
Retirement Plan ER Share-401 (a)	169,182	185,853	161,192	157,401	78,812	157,623	168,333	159,744	179,905	12.6%	20,161	
Retirement Plan ER Share-457	21,937	21,733	11,859	11,494	8,771	17,543	16,300	16,300	17,550	7.7%	1,250	
Workers Compensation	70,939	78,876	93,629	112,822	59,338	118,675	112,975	116,409	128,964	10.8%	12,555	
Wellness Program	0	0	0	0	449	898	19,600	17,600	19,600	11.4%	2,000	
Life & Disability Insurance	0	0	0	0	8,526	17,053	20,665	18,702	22,249	19.0%	3,547	
Health Insurance Premiums	322,478	412,994	368,069	346,222	217,394	434,788	378,000	475,986	514,632	8.1%	38,646	
Benefits Allocated	(111,932)	(681,420)	(633,181)	(638,910)	(371,104)	(764,207)	(627,941)	(825,800)	(907,425)	9.9%	(81,625)	Total Employee benefits that are allocated to each department
Subtotal CMD Employee Benefits	484,789	30,932	48,348	27,648	20,001	18,001	127,300	16,300	17,550	7.7%	1,250	
Treasurers Fees												
Audit & Accounting Fees	96,257	101,381	106,220	111,996	96,919	118,376	112,205	118,376	118,535	0.1%	159	3% fee charged on collection & distribution of Property Taxes
Insurance-Property/Casualty	39,300	41,550	46,557	128,921	43,048	68,285	39,500	141,500	19,700	-86.1%	(121,800)	Audit fees & Contracted Financial Services
Legal-General	57,291	68,704	65,502	75,025	36,835	73,670	72,839	72,839	75,880	4.2%	3,041	Property, Liability & Directors/Officers Insurance
MIS & Computer Fees	166,199	146,273	258,038	201,634	32,428	90,350	206,000	206,000	66,000	-68.0%	(140,000)	General Counsel - Board Mtgs, research & review
	25,245	49,502	45,336	57,090	35,984	69,410	50,925	60,437	67,506	11.7%	7,069	Technology & IT services
Utilities - Administration	0	12,209	9,812	4,918	0	12,560	12,410	13,000	13,295	2.3%	295	Utilities for Administration Building

Cordillera Metropolitan District

Operating/Contractual Obligations Fund

Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (-Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Other Admin Operating Expenses												
Board Meeting Expenses	4,383	9,492	9,685	11,919	3,165	8,419	9,800	11,610	12,000	3.4%	390	Refreshments, linens, misc. meeting related expenses
Business Meetings	0	0	0	0	0	2,000	0	0	2,600	100.0%	2,600	Refreshments, linens, misc. meeting related expenses-
Strategic Initiatives	0	0	0	148,208	13,415	26,829	120,000	20,000	131,000	555.0%	111,000	Strategic Planning & Implementation
Election Expense	2,347	2,217	4,172	3,237	28,255	29,958	3,944	12,046	0	-100.0%	(12,046)	No election for CMD in 2019
Facility Study	0	0	0	0	0	2,500	2,500	2,500	2,500	0.0%	0	Annual Facility Study
Community Day	0	0	0	0	0	2,500	2,500	2,500	2,500	0.0%	0	Annual 4th of July Community Day contribution
Dues & Subscriptions	7,732	8,526	10,392	10,564	9,194	11,250	12,229	11,253	10,108	-10.2%	(1,145)	Miscellaneous dues & subscriptions for organization
Drug/Alcohol/CDOT Testing	499	2,292	459	1,037	566	1,131	2,294	2,452	1,861	-24.1%	(591)	Random & for cause testing
Employee Recruitment	41,064	23,687	14,207	16,088	458	9,033	14,436	20,913	12,800	-38.8%	(8,113)	Advertisements, recruiting fair, training video
Safety Program	0	0	1,526	439	237	3,300	3,000	3,303	14,250	331.4%	10,947	Staff training, safety awards, certifications & supplies
Benefits Consultant	0	0	15,000	15,000	9,117	18,233	15,000	15,000	17,260	15.1%	2,260	Administrative fees for Health Insurance, Cobra & Flex plan
Employee Morale & Welfare	5,926	5,980	14,083	23,327	2,394	30,300	33,500	36,674	30,105	-17.9%	(6,569)	Benefit fair, employee events, birthday cards, longevity awards
HR & Comp Analysis	0	23,600	2	315	0	0	0	0	0	0.0%	0	
Seminars & Education	3,305	9,820	21,977	28,498	9,737	29,737	30,335	36,000	14,770	-59.0%	(21,230)	Continuing Staff education
Background Checks	2,772	3,244	2,593	1,441	413	826	1,625	1,500	1,900	26.7%	400	New employee background checks
Payroll Administration	22,413	23,117	31,700	19,501	9,904	19,808	24,844	25,613	20,008	-21.9%	(5,605)	Fees paid to payroll processor
Bad Debt Expense	4,495	5,000	0	0	0	0	0	0	0	0.0%	0	
Miscellaneous Office Equipment	6,731	3,909	26,365	23,454	20,436	30,000	25,670	42,000	13,400	-68.1%	(28,600)	Phone & computer replacement
Office Supplies	11,499	10,940	14,480	13,671	6,029	13,506	17,810	18,787	17,860	-4.9%	(927)	Miscellaneous office supplies
Paying Agent & Bank Fees	8,018	6,566	4,635	5,106	3,743	8,616	9,688	9,688	8,750	-9.7%	(938)	Bank fees, credit card processing fees
Postage & Courier	2,875	4,360	4,464	4,785	2,165	4,470	4,470	4,470	5,767	29.0%	1,297	Postage for mailings
Printing	175	134	1,653	347	321	640	245	925	420	-54.6%	(505)	Business card printing
Copier Maintenance	6,309	6,822	6,501	7,413	3,377	8,503	6,227	6,227	8,940	43.6%	2,713	Administration office copier
Travel & Entertainment	635	780	1,654	1,978	475	1,000	2,000	2,000	2,000	0.0%	0	Administration mileage reimbursement & offsite business meeting meals
Communications Expense	0	0	61,074	0	0	0	0	0	0	0.0%	0	
Telephone Expense G&A	32,082	30,404	31,132	29,114	11,673	28,880	29,120	28,880	29,120	0.8%	240	San Isabel Communications, Verizon Wireless
Other Contracted Services					940	8,710			29,600	100.0%	29,600	Administration Office cleaning, emergency planning consultant
Subtotal Other Admin Operating Expenses	163,259	180,891	277,753	365,441	136,014	300,150	371,237	314,341	389,519	23.9%	75,178	
Subtotal Administrative Expenses	1,486,753	1,244,501	1,483,375	1,590,604	674,371	1,292,397	1,582,119	1,479,799	1,425,335	-3.7%	(54,464)	
Community Operations Utilities	79,598	67,002	72,312	89,410	34,339	63,363	62,946	63,363	61,849	-2.4%	(1,514)	Gas, Electric, Water, Trash
Community Operations Wages & Benefits												
Community Operation Wages	805,751	860,647	737,984	723,262	375,849	766,000	758,161	763,741	797,673	4.4%	33,932	Community Operations staff wages
Community Operations Overtime	52,856	26,579	32,493	39,075	27,574	40,000	50,000	50,000	50,000	0.0%	0	Community Operations staff overtime
Community Operations Benefits	0	242,330	207,811	198,294	138,059	278,528	199,060	278,528	285,438	2.5%	6,910	Community Operations staff benefits
Subtotal CommOps Wages & Benefits	858,607	1,129,556	978,289	960,631	541,482	1,084,528	1,007,221	1,092,269	1,133,111	3.7%	40,842	
Flowers Maintenance	124,662	112,278	110,969	109,278	80,450	115,543	109,942	115,543	122,375	5.9%	6,832	Flower bed plantings & maintenance
Mowing & Irrigation	16,815	32,602	53,185	54,053	7,942	65,095	53,715	65,095	60,565	-7.0%	(4,530)	Contracted mowing
Engineering	14,154	4,694	8,698	6,492	3,339	11,000	11,280	11,280	5,175	-54.1%	(6,105)	Engineering Consultant
Roads - Snow & Maintenance												
Road Shoulders/Drainage Maintenance	2,221	9,940	476	10,938	4,158	11,000	11,216	11,216	11,777	5.0%	561	Road base, trucking charges, dust guard
Asphalt Patch/Crack Seal	36,169	40,491	18,551	31,379	23,603	29,000	29,670	29,759	32,790	10.2%	3,031	Crack fill/ seal, road & parking lot stripping
Cinders, Gravel, Chemicals	54,849	51,285	72,862	52,864	29,588	55,000	55,803	55,803	58,629	5.1%	2,826	Salt, rocks & trucking charges
Road Maintenance	6,586	11,458	6,472	7,446	2,304	8,500	9,290	9,290	9,608	3.4%	318	Miscellaneous signs & markers
Leased Loader	16,119	15,793	20,784	22,400	20,742	26,000	22,800	25,550	25,600	0.2%	50	Loader leased for snow removal
Subtotal Roads - Snow & Maintenance	115,945	128,966	119,145	125,028	80,396	129,500	128,779	131,618	138,404	5.2%	6,786	

Cordillera Metropolitan District

Operating/Contractual Obligations Fund

Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (-Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
CommOps Other Operating Expenses												
Repair & Maintenance-Radios	3,335	864	2,351	1,092	1,906	1,906	7,193	1,358	4,463	228.6%	3,105	Radios & subscription to Eagle County E911 system
Safety Supplies	1,223	743	1,397	2,095	3,464	3,214	1,720	1,720	1,639	-4.7%	(81)	Miscellaneous safety supplies
Uniforms-Community Operations	6,201	8,595	7,499	9,446	4,209	9,000	9,965	9,596	10,014	4.4%	418	Uniforms & boots for employees
Travel & Entertainment - Com Ops	0	0	0	0	1,260	0	0	0	1,000	100.0%	1,000	CommOps mileage reimbursement & offsite business meeting meals
Street & Holiday Lights	12,512	59	2,369	4,505	1,100	11,000	4,337	11,480	7,808	-32.0%	(3,672)	Street lights & holiday lights
Street Signage	9,698	14,515	10,884	12,660	7,707	12,400	12,486	12,471	12,098	-3.0%	(373)	Miscellaneous signs & supplies
Repairs & Maintenance	13,918	16,569	19,323	23,985	10,234	21,000	15,884	21,318	15,346	-28.0%	(5,972)	Inspections on property & pest control
Parts & Supplies - Facilities	12,703	21,799	9,194	10,649	6,176	12,000	10,614	12,194	12,209	0.1%	15	Miscellaneous parts & supplies for property
Parts & Supplies - Maintenance	2,689	2,105	4,525	3,861	2,055	4,900	4,693	4,719	4,865	3.1%	146	Miscellaneous parts & supplies for property
Sewer Lift Station Expense	16,568	22,836	16,697	16,537	12,973	16,000	19,426	19,426	19,499	0.4%	73	Lift station maintenance - reimbursed by specific property owners
Subtotal Other CommOps Operating Expenses	78,845	88,084	74,238	84,829	51,084	91,420	86,318	94,282	88,941	-5.7%	(5,341)	
Natural Resource Management												
Tree/Pest Removal	4,000	4,625	18,362	13,500	12,000	12,000	13,405	18,275	18,275	0.0%	0	Douglas Fir spraying
Mosquito Control	0	0	461	1,400	0	1,350	1,350	1,350	1,350	0.0%	0	Pest spraying surrounding ponds & bodies of water
Weed Control	24,532	30,552	20,785	35,963	0	41,000	36,000	39,850	41,400	3.9%	1,550	Noxious weed spraying - as needed
Subtotal Natural Resource Management	28,532	35,177	39,607	50,863	12,000	54,350	50,755	59,475	61,025	2.6%	1,550	
Equipment Maintenance & Repair												
Equipment Rental	760	0	137	16,688	653	1,000	15,070	1,615	1,900	17.6%	285	Miscellaneous equipment needed for projects
Fuels & Fluids	115,806	69,759	69,580	78,504	41,850	75,000	84,261	83,494	85,215	2.1%	1,721	Fuel for fleet owned vehicles & equipment
Parts & Supplies-Equipment	106,426	120,196	129,735	132,025	77,802	135,000	128,309	132,732	132,410	-0.2%	(322)	Miscellaneous parts & supplies
Major Repairs-Equipment	13,773	18,553	10,753	20,178	0	15,400	15,000	15,000	15,000	0.0%	0	Major fleet repairs
Subtotal Equipment Maintenance & Repair	236,765	208,508	210,205	247,395	120,305	226,400	242,640	232,841	234,525	0.7%	1,684	
Recreation												
Community Events	2,500	2,500	2,500	0	0	0	0	0	0			
Ski Shuttle Program	0	0	0	0	0	0	0	0	0			
Community Parks	497	5,661	6,178	8,985	2,338	5,000	2,671	3,118	4,074	30.7%	956	Supplies for Bearson Pond & Community Parks
Trail Maintenance	2,930	3,446	3,766	5,139	660	4,500	4,539	4,839	4,932	1.9%	93	Miscellaneous parts & supplies
Nordic Trail Maintenance	18,000	18,000	18,000	18,128	10,800	18,000	18,000	18,000	18,000	0.0%	0	Nordic Cross Country Ski trail maintenance
Subtotal Recreation	23,927	29,607	30,444	32,253	13,799	27,500	25,210	25,957	27,006	4.0%	1,049	
Subtotal Community Operations	1,577,849	1,836,474	1,697,091	1,760,231	945,135	1,868,699	1,778,806	1,891,723	1,932,976	2.2%	41,253	
Public Safety Wages & Benefits												
Public Safety Wages	711,324	736,680	740,847	762,215	359,080	718,160	789,459	730,678	846,589	15.9%	115,911	Public Safety staff wages
Public Safety Overtime	69,788	87,522	70,411	52,110	23,836	47,672	25,000	25,000	30,000	20.0%	5,000	Public Safety staff overtime
Public Safety Benefits	0	228,423	237,701	239,012	129,473	258,945	224,893	279,009	332,753	19.3%	53,744	Public Safety staff benefits
Subtotal Public Safety Wages & Benefits	781,112	1,052,625	1,048,959	1,053,338	512,388	1,024,777	1,039,352	1,034,687	1,209,342	16.9%	174,655	
Utilities -Public Safety			15,755	15,638	8,108	16,217	17,694	18,168	20,391	12.2%	2,223	
Other Public Safety Operating Expenses												
Maintenance & Repairs - Gates	946	12,075	3,676	5,701	1,245	2,490	4,850	4,738	6,000	26.6%	1,262	Miscellaneous Gate repairs & supplies
Contracted Patrols	0	0	0	19,141	37,151	37,151	0	98,098	0	-100.0%	(98,098)	
Supplies-Public Safety	4,248	2,457	5,868	5,600	5,233	10,466	7,710	7,410	5,578	-24.7%	(1,832)	Vehicle equipment, cones, GPS system
Signage	1,061	70	433	0	0	0	750	750	0	-100.0%	(750)	
Sticker Program	868	1,262	1,469	1,499	0	1,400	1,490	1,449	1,444	-0.3%	(5)	Stickers for contractors, service vehicles & employees
Transponders/Proximity Cards	14,392	13,908	15,439	12,139	0	12,000	12,159	12,159	12,166	0.1%	7	Vehicle transponders
Uniforms-Public Safety	7,062	5,800	8,237	7,728	2,829	5,658	10,996	11,495	9,700	-15.6%	(1,795)	Uniforms & boots for public safety employees
Travel & Entertainment - PS	0	0	0	0	0	0	0	0	200	100.0%	200	Mileage reimbursement & meals for offsite business meetings
Subtotal Other Public Safety Operating Expenses	28,577	35,573	35,122	51,809	46,458	69,165	37,955	136,099	34,888	-74.4%	(101,211)	
Subtotal Public Safety	809,689	1,088,198	1,099,836	1,120,785	566,955	1,110,159	1,095,001	1,188,954	1,264,621	6.4%	75,667	

Cordillera Metropolitan District

Operating/Contractual Obligations Fund

Proposed 2019 Budget

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Equestrian Center Wages & Benefits												
Equestrian Center Wages	154,075	144,377	135,321	152,322	74,684	149,367	134,049	147,657	154,592	4.7%	6,935	Equestrian staff wages
Equestrian Center Overtime	11,780	9,702	6,143	4,023	305	611	0	4,000	4,000	0.0%	0	Equestrian staff overtime
Benefits	46,285	48,847	32,226	37,905	28,665	57,329	36,963	56,358	57,515	2.1%	1,157	Equestrian staff benefits
Subtotal Wages & Benefits	212,140	202,926	173,690	194,250	103,654	207,307	171,012	208,015	216,107	3.9%	8,092	
Equestrian Center Administrative Expenses												
Office Supplies	1,151	980	404	637	0	1,400	1,469	1,454	1,627	11.9%	173	Miscellaneous Office supplies
Advertising	15	15	3,989	7,760	2,500	5,000	11,110	11,110	6,595	-40.6%	(4,515)	Eagle County Fair & Rodeo, clinics, camps & events
Training	2,148	0	0	0	0	0	290	0	1,000	100.0%	1,000	Training video for Equestrian staff
Admin Fee (Internal Service Fee)	26,620	22,916	0	0	0	0	0	0	0	0.0%	0	
Bad Debt Expense	10,480	8,600	0	691	0	0	0	0	0	0.0%	0	
Uniforms	1,788	1,571	1,291	0	0	1,500	1,686	1,507	1,387	-8.0%	(120)	Uniforms & boots for Equestrian Center staff
Subtotal Administrative Expenses	42,201	34,082	5,684	9,089	2,500	7,900	14,555	14,071	10,609	-24.6%	(3,462)	
Equestrian Center Boarding Expenses												
Manure Disposal	9,699	6,369	9,347	11,405	6,544	8,582	6,501	7,705	8,740	13.4%	1,035	Manure disposal
Grain	9,863	1,664	4,660	3,574	1,699	3,321	4,829	4,829	5,558	15.1%	729	Grain & feed costs
Hay	43,608	47,184	36,984	43,376	24,300	48,600	43,380	46,720	64,400	37.8%	17,680	Hay- approximately 6400 bales
Footing	0	0	0	0	2,238	7,500	0	7,516	6,592	-12.3%	(924)	Footing material & parts for arena drag
Shavings	14,472	12,668	12,612	16,967	5,184	10,368	13,281	17,186	15,932	-7.3%	(1,254)	Shavings for barn stalls
CMD Horses	0	0	0	0	0	0	0	0	4,500	100.0%	4,500	Tack & care for Equestrian Center owned horses
Summer Horse Program Expenses	0	0	0	0	0	0	0	0	0	0.0%	0	
Subtotal Boarding Expenses	77,642	67,885	63,603	75,322	39,965	78,371	67,991	83,956	105,722	25.9%	21,766	
Equestrian Center Maintenance												
	34,059	14,553	19,034	18,216	19,120	20,000	24,825	18,493	17,192	-7.0%	(1,301)	General maintenance & repairs for barns are surrounding area
Equestrian Center Utilities												
Electric	10,512	10,120	8,847	7,763	5,992	10,708	11,998	10,296	8,504	-17.4%	(1,792)	Electric costs - decrease at barn due to upgrades made in 2018
Gas	8,855	10,274	9,065	10,812	8,383	16,767	12,529	12,517	12,728	1.7%	211	Natural gas
Trash	711	937	792	1,324	602	1,204	969	997	1,124	12.7%	127	Trash removal
Water	3,381	3,444	2,962	2,868	1,076	1,678	3,682	3,884	3,444	-11.3%	(440)	Water & sewer
Subtotal Utilities	23,459	24,774	21,666	22,767	16,053	30,357	29,178	27,694	25,800	-6.8%	(1,894)	
Subtotal Equestrian Center	389,501	344,220	283,676	319,643	181,292	343,935	307,561	352,229	375,430	6.6%	23,201	
Total Expenditures												
	3,794,693	4,102,171	4,207,990	4,701,853	2,366,963	4,615,190	4,763,486	4,912,705	4,998,362	1.7%	85,657	
Revenue Over (Under) Expenditures												
	1,100,186	1,270,130	1,164,182	1,164,295	1,864,412	1,424,427	1,082,102	1,211,875	1,217,689	0.5%	5,814	
Other Financing Sources (Uses)												
Transfer to Capital Projects Fund	875,000	895,000	1,250,000	(1,182,000)	(1,292,000)	(1,292,000)	(1,182,000)	(1,292,000)	(1,195,000)	-7.5%	(97,000)	
Total Other Financing Sources (Uses)	875,000	895,000	1,250,000	(1,182,000)	(1,292,000)	(1,292,000)	(1,182,000)	(1,292,000)	(1,195,000)			
Revenue Over (Under) Expenditures												
				(17,705)	572,412	132,427	(99,898)	(80,125)	22,689	-128.3%	(102,814)	
Beginning Fund Balance												
				1,957,343	1,939,638	1,939,638	1,957,343	1,939,638	1,859,513			
Ending Fund Balance												
				1,939,638	5,096,051	2,072,066	1,857,445	1,859,513	1,882,202			

Cordillera Metropolitan District

CMD Debt Service Fund
Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Revenues											
Property Taxes CMD Debt Service	1,683,609	1,704,721	1,750,181	1,679,357	1,387,942	1,683,211	1,683,211	1,676,984	-0.4%	(6,227)	Property taxes realted to issuance of bond debt
Tap Fee Revenue	1,500	60,850	12,494	11,066	0			0		0	
CMD Debt Service Interest	2,834	3,804	8,950	12,228	10,846	883	8,000	20,000	150.0%	12,000	
Total Revenues	1,687,943	1,769,375	1,771,626	1,702,651	1,398,789	1,684,094	1,691,211	1,696,984	0.3%	5,773	
Expenditures											
Treasurers Fees CMD DS	50,636	51,209	52,589	50,475	41,643	50,496	50,496	50,310	-0.4%	(187)	3% fee charged on collection & distribution of Property Taxes
CMD 2012 Principal	330,000	0	0	0	0			665,000		665,000	Principal Payment due December 1st
CMD 2017A Interest	0	0	0	15,429	24,035			23,589		23,589	Interest payments due June & December
CMD 2017A Principal	0	0	0	0	0			1,235,000		1,235,000	Principal Payment due December 1st
CMD 2012 Interest	140,370	66,243	0	110,976	48,591			82,214		82,214	Interest payments due June & December
CMD 2006A Series Interest Pmts	227,988	227,988	227,988	87,369	0						
Total Debt Service	698,358	294,231	227,988	213,774	72,625	2,036,022	2,009,420	2,005,803	-0.2%	(3,617)	
Total Expenditures	748,994	345,439	280,576	264,249	114,268	2,086,518	2,059,916	2,056,113	-0.2%	(3,804)	
Revenue Over (Under) Expenditures	938,949	1,423,936	1,491,050	1,438,403	1,284,521	(402,424)	(368,705)	(359,129)	-2.6%	9,577	
Other Financing Sources (Uses)											
Transfer from CPOA	(338,398)	(331,410)	(333,157)	(223,101)	273,101	223,101	273,101	400,000	46.5%	126,899	CPOA portion to help cover bond debt
Transfer from Reserve Fund						76,896	52,825	53,596	1.5%	771	
Total Other Financing Sources (Uses)	(338,398)	(331,410)	(333,157)	(223,101)	273,101	299,997	325,926	453,596	39.2%	127,670	
Change in Fund Balance	600,551	1,092,526	1,157,893	1,215,302	1,557,622	(102,427)	(42,779)	94,467			
Beginning Fund Balance			149,378	162,897	1,378,198	95,740	(6,687)	(49,466)			
Ending Fund Balance	600,551	1,092,526	1,307,271	1,378,198	2,935,820	(6,687)	(49,466)	45,001			
Assessed Valuation							80,935,260	76,508,240			
Mills Levied							20.797	21.919			

Cordillera Metropolitan District

CMMD Debt Service Fund

Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget
Revenues										
Property Taxes CMMD Debt Service	924,915	890,999	771,895	785,630	600,171	794,161	794,161	810,627	2.1%	16,466
Tap Fee Revenue	30,100	44,066	24,106	0	0				0.0%	0
CMMD Debt Service Interest	2,793	3,259	6,037	7,371	6,778	200	200	13,000	6400.0%	12,800
Total Revenues	957,808	938,324	802,038	793,001	606,949	794,361	794,361	823,627	3.7%	29,266
Expenditures										
Treasurers Fees CMMD DS	27,829	26,796	23,273	23,653	16,613	23,825	23,825	24,319	2.1%	494
CMMD Series 2017B Interest Pmts	0	0	0	16,809	31,689			47,960		47,960
CMMD Series 2017B Principal	0	0	0	0	0			675,000		675,000
CMMD 2002A Series Interest Pmts	92,255	0	0	0	0					
CMMD 2006B Series Interest Pmts	260,869	231,369	206,368	90,434	0			120,938		120,938
CMMD 2006B Series Principal Pmts	590,000	500,000	510,000	0	0					
CMMD Series 2015 Interest Pmts	0	18,134	31,980	29,623	12,454			20,090		20,090
CMMD Series 2015 Principal	0	90,000	115,000	0	0			240,000		240,000
Total Debt Service	943,124	839,503	863,348	136,866	44,142	985,491	978,011	1,103,988	12.9%	125,977
Total Expenditures	970,953	866,299	886,621	160,520	60,755	1,009,316	1,001,836	1,128,307	12.6%	126,471
Revenue Over (Under) Expenditures	(13,145)	72,025	(84,583)	632,481	546,193	(214,955)	(207,475)	(304,680)	46.9%	(97,205)
Other Financing Sources (Uses)										
Transfer from CPOA	41,545	0	44,453	176,899	126,899	176,899	126,899	-	-100.0%	(126,899)
Transfer from Reserve Fund						38,104			0.0%	0
Total Other Financing Sources (Uses)	41,545	0	44,453	176,899	126,899	215,003	126,899	0	-100.0%	(126,899)
Change in Fund Balance				809,380	673,092	48	(80,576)	(304,680)		
Beginning Fund Balance				95,740	905,121		905,121	824,545		
Ending Fund Balance	0	0	0	905,121	1,578,213		824,545	519,865		

Assessed Valuation
Mills Levied

19,146,270
41.479

20,276,310
39.979

Cordillera Metropolitan District

Debt Service Reserve Fund

Proposed 2019 Budget

	2017 Actual 12/31/2017	Actual Through 6/30/2018	2018 Final Budget	2019 Approved Budget	Percent 2019 Budget Over (Under) 2018 Budget
Revenues					
Sinking Fund - Chaveno Interest Income	771	829		-	
Total Revenues	<u>771</u>	<u>829</u>	<u>0</u>	<u>0</u>	
Other Financing Sources (Uses)					
Transfer From CPOA	0	0		-	
Transfer to Debt Service Funds			(52,825)	(53,596)	
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>(52,825)</u>	<u>(53,596)</u>	
Revenue Over (Under) Expenditures	<u>771</u>	<u>829</u>	<u>(52,825)</u>	<u>(53,596)</u>	
Beginning Fund Balance	167,825	168,596	168,596	115,771	
Ending Fund Balance	<u>168,596</u>	<u>169,425</u>	<u>115,771</u>	<u>62,175</u>	

Cordillera Metropolitan District

Capital Projects Fund

Proposed 2019 Budget

	2017 Actual	Actual Through 6/30/2018	2018 Approved Budget	2019 Proposed Budget	Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget
Revenues						
Bearcat Stables Improvements	10,937	6,131	-	10,003		10,003
Cordillera Preservation Found. Donation	0	0				
Sale of Equipment	0	0				
Total Revenues	10,937	6,131	0	10,003	0	10,003
Expenditures						
CommOps Building Foundation Repair	50,713	0	40,000			
Heavy Equipment Replacement - Ongoing Capex	336,636	210,310	482,800	364,000	-24.6%	(118,800)
Eques Ctr Remodel - 2017 Capex	10,761	0				
Admin Carpet - 2017 Capex	21,441	0				
Admin Windows - 2017 Capex	4,288	685				
Eques Footing - 2017 Capex	10,052	0				
Road Repair - Ongoing Capex	696,713	324,263	666,267	571,000	-14.3%	(95,267)
Street Light LED - 2017 Capex	32,976	0				
Traffic Calming - Ongoing Capex	14,408	0		115,500	0	115,500
Gate Replacement - 2017 Capex	33,261	0				
Call Box Replacement - 2017 Capex	12,007	0				
Radio Replacement - 2017 Capex	18,134	0				
Rekey Buildings - 2017 Capex	7,261	0				
Remodel Gate Houses - 2017 Capex	43,736	0				
Guardrail Replacement	84,060	0				
Aeration Pumps		5,300	6,500			
Trail Signage		0	5,000			
Divide Gatehouse Roof		10,089	16,000			
Radio Replacement & AEDS		0	28,000			
Admin Windows & Trash Bin Enclosure		12,490	13,210			
HR Fire Proof Cabinet		2,523	5,000			
Equestrian Center Painting, Repairs & improvements		51,708	54,700			
Equestrian Center - Horses		0	18,000	7,000		
Com Ops Washbay Floors				6,000		
Com Ops Boiler Replacement				41,500		
Com Ops Floor Cleaner				3,500		
Reserve Study				30 8,000		

Cordillera Metropolitan District

Capital Projects Fund

Proposed 2019 Budget

Public Safety- Update Lock systems	10,000
Admin Paint	17,500
Admin Concrete Floors	11,000
Admin Floor Mats	7,000
Admin LED Lighting	5,000
Equestrian Ctr-Mechanical Room	3,500
Equestrian Ctr- Paddock Fencing	25,000
Equestrian Ctr - Dump Trailer	10,000

Total Expenditures	<u>1,376,448</u>	<u>535,258</u>	<u>1,335,477</u>	<u>1,205,500</u>	<u>-9.7%</u>	<u>(129,977)</u>
	<u>(1,365,511)</u>	<u>(529,127)</u>	<u>(1,335,477)</u>	<u>(1,195,497)</u>	<u>-10.5%</u>	<u>139,980</u>
Transfer from General Fund	1,182,000	1,292,000	1,292,000	1,195,000	-7.5%	(97,000)
Total Other Financing Sources (Uses)	<u>1,182,000</u>	<u>1,292,000</u>	<u>1,292,000</u>	<u>1,195,000</u>		
Revenue Over (Under) Expenditures	<u>(183,511)</u>	<u>(1,821,127)</u>	<u>(43,477)</u>	<u>(497)</u>	<u>-98.9%</u>	<u>42,980</u>
Beginning Fund Balance	272,046	88,535	88,535	45,058		
Ending Fund Balance	<u>88,535</u>	<u>(1,732,592)</u>	<u>45,058</u>	<u>44,561</u>		

Cordillera Metropolitan District

Water Enterprise Fund

Proposed 2019 Budget

	2017 Actual	Actual Through 6/30/2018	2018 Original Budget
Revenues			
Water Usage Fees	85,589	0	-
Water Tap Fees	20,282	18,564	-
Total Revenues	105,871	18,564	0
Revenue Over (Under) Expenditures	105,871	18,564	0
Beginning Fund Balance	2,076,152	2,182,023	2,204,592
Ending Fund Balance	2,182,023	2,200,587	2,204,592

Cordillera Property Homeowners Association

General Operating Fund

Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Revenues												
Assessments	2,216,700	2,371,600	2,366,000	2,339,756	2,359,800	2,359,800	2,371,600	2,363,200	2,363,200	0.0%	0	Homeowner Assessments - 844 properties
Assessment Discounts	(85,100)	(221,100)	(224,700)	(159,800)	0	0	(224,400)	-	-	0.0%	0	
Net Assessments	2,131,600	2,150,500	2,141,300	2,179,956	2,359,800	2,359,800	2,147,200	2,363,200	2,363,200	0.0%	0	
DRB Review Fees	70,690	78,283	69,026	33,579	14,700	44,000	62,000	62,000	62,000	0.0%	0	Review fees for new construction & alterations
Vail Gondola Club				662,393	481,387	641,260	644,752	648,815	679,000	4.7%	30,185	*see separate Vail Gondola Club worksheet
Community Assets												
Short Course				0	-	50,000	-	50,000	50,000	0.0%	0	*see separate Short Course worksheet
Athletic Center				16,627	3,559	8,000	1,750	1,750	11,600	562.9%	9,850	*see separate Athletic Center worksheet
Trailhead				79,280	628	116,940	85,200	89,045	116,330	30.6%	27,285	*see separate Trailhead worksheet
Subtotal Community Assets	-	-	-	95,907	4,187	174,940	86,950	140,795	177,930	26.4%	37,135	
Other Revenue												
Interest Income	92	1,281	1,287	2,798	154	615	1,000	1,000	1,000	0.0%	0	Interest income on bank & investment balances
Late Fees	32,625	78,273	38,349	40,269	17,115	34,231	50,000	50,000	35,000	-30.0%	(15,000)	Late fees & interest charged on late assessment payments
Fishing Program Revenues	1,000	0	500	4,000	1,500	4,500	0	-	4,500	100.0%	4,500	Fishing Passes sold to Club Members
Market & Café Revenue	11,000	10,800	11,500	13,200	6,600	13,200	13,200	13,200	14,220	7.7%	1,020	Taste 5 rental income
Fishing & Recreation Contribution	3,856	3,587	3,608	3,955	0	3,670	3,670	3,670	5,087	38.6%	1,417	Fishing expense reimbursement from CVC & Timber Springs
Sales Center Lease	20,000	40,540	41,080	41,047	21,136	42,271	41,080	41,080	43,536	6.0%	2,456	Slifer, Smith & Frampton lease income
Subtotal Other Revenue	68,573	134,480	96,324	105,269	46,505	98,487	108,950	108,950	103,343	-5.1%	(5,607)	
Total Revenues	2,305,863	2,396,299	2,367,724	3,077,104	2,906,578	3,318,487	3,049,852	3,323,760	3,385,473	1.9%	61,713	
Expenses												
Administration Contract CMD	1,000,417	1,390,084	1,190,923	1,390,084	546,837	1,093,673	1,093,447	1,093,673	1,154,759	5.6%	61,086	Service Agreement with CMD for operational costs
River Parcel & Pond Management	27,590	27,620	26,270	27,620	29,745	35,560	28,525	28,560	36,337	27.2%	7,777	Vail Valley Anglers
Trash and Recycle Program	123,707	153,023	125,964	153,023	60,602	121,205	151,308	154,964	163,700	5.6%	8,736	Trash expense for homeowners
Design Review Board Expenses												
Architect Fees	12,590	10,572	11,657	10,572	4,295	8,590	9,600	9,600	9,600	0.0%	0	DRB additional architect reviews - as needed
Landscape Architect Fees	3,210	5,460	4,188	5,460	2,117	5,444	2,070	2,070	3,960	91.3%	1,890	DRB landscape architectural reviews - as needed
DRB Meeting Expenses	654	420	304	420	163	440	660	660	660	0.0%	0	Refreshments & misc. meeting related expenses-DRB
DRB - Legal Fees	2,965	0	826	0	290	1,200	4,700	4,700	4,700	0.0%	0	Legal review - as needed
DRB Administration	52,860	50,361	48,245	50,361	19,645	46,742	50,400	50,400	62,400	23.8%	12,000	Contracted 3rd party administrator
Subtotal Design Review Board Expenses	73,287	66,814	65,219	66,814	26,282	62,416	67,430	67,430	81,320	20.6%	13,890	

Cordillera Property Homeowners Association

General Operating Fund

Proposed 2019 Budget

Other Operating Expenses

Insurance Expenses	66,298	63,263	60,444	63,263	28,206	56,411	62,121	62,121	63,985	3.0%	1,864	Property, Liability & Directors/Officers Insurance
Audit/Tax Prep Fees	8,900	13,530	10,600	13,530	165	9,665	9,100	9,100	14,000	53.8%	4,900	Audit & tax return prep fees
Legal Fees - General	49,382	190,632	228,997	190,632	57,189	114,378	118,700	118,700	118,700	0.0%	0	General Legal Counsel
Bad Debt Expense	0	0	4,024	13,674	0	0	0	0	23,775	100.0%	23,775	Bad debt expense allowance per auditors
Bank Charges	2,827	180	0	180	1,222	2,443	3,000	3,000	3,000	0.0%	0	Bank service fees
Depreciation Expense	28,094	27,496	27,795	84,664	0	0	0	-	-	0.0%	0	
Cordillera Post Office & Market - Utilities	36,467	24,912	23,649	24,912	14,309	28,617	25,467	27,638	28,870	4.5%	1,232	Natural gas, electric, water & sewer, trash at Post Office
Cafe & Post Office Repairs	709	0	161	0	0	0	0	-	-	0.0%	0	
Cafe - Coffee & Newspapers	1,290	1,381	1,161	1,381	1,375	2,751	2,256	2,846	3,510	23.3%	664	Newspapers, coffee, tea & beverages
General Store Utilities	7,734	9,441	9,954	9,441	6,083	12,167	8,726	9,980	11,339	13.6%	1,359	Utilities for Slifer real estate office
Community Enrichment Events	21,427	16,135	32,318	16,135	7,669	15,338	19,375	17,900	22,550	26.0%	4,650	Community events-wine tastings, hikes, luncheons, community breakfast
Credit Card Discount Fees	2,226	2,042	2,371	2,042	356	711	1,400	1,400	1,400	0.0%	0	Merchant credit card processing fees
Communications & Website Expense	120	0	0	0	0	0	370	370	-	-100.0%	(370)	
Misc. Operating Expenses	4,349	500	688	500	(75)	500	0	0	-	0.0%	0	
Election Expenses						0	0	-	16,372	100.0%	16,372	Election related legal, mailings, meetings
Business Meetings						0	0	-	960	100.0%	960	Other miscellaneous business meetings
Subtotal - Other Operating Expenses	229,822	349,511	402,162	420,353	117,598	242,982	250,515	253,055	308,461	21.9%	55,406	
Post Office Revenues	38,835	45,079	43,784	45,079	15,156	48,015	39,356	39,356	50,419	28.1%	11,063	Income from Post Office sales
Post Office Operations	39,119	50,243	42,490	50,243	19,107	45,318	36,879	36,882	57,616	56.2%	20,734	Postage, Postage meter, office supplies
Subtotal - Post Office	284	5,165	(1,294)	5,165	3,951	(2,697)	(2,477)	(2,474)	7,197	-390.9%	9,671	
Vail Gondola Club Expenses				590,958	325,058	623,609	596,112	634,446	676,406	6.6%	41,960	

Community Assets

Recreation Management - Wages & Benefits				75,177	31,845	63,690	64,642	71,484	63,938	-10.6%	(7,546)	Administrative Recreation wages & benefits
Short Course				243,114	214,914	436,509	402,095	436,509	436,600	0.0%	91	*see separate Short Course worksheet
Athletic Center				269,069	145,471	335,502	243,407	340,947	350,420	2.8%	9,473	*see separate Athletic Center worksheet
Trailhead				214,273	71,662	230,310	212,051	239,416	254,848	6.4%	15,432	*see separate Trailhead worksheet
Subtotal Community Assets	0	0	0	801,633	463,891	1,066,011	922,195	1,088,356	1,105,806	1.6%	17,450	

Communication Expenses

Program Staff	116,680	71,671	82,179	71,671	37,906	75,811	115,680	76,051	78,340	3.0%	2,289	Communications wages
Staff Benefits	0	22,208	14,560	22,208	2,459	12,459	23,637	17,887	18,240	2.0%	353	Communications benefits
Advertising	13,029	39,112	21,462	39,112	13,069	8,163	42,428	41,838	37,770	-9.7%	(4,068)	Local advertising - radio & print
Public Relations	43,650	9,221	72,332	9,221	3,966	39,434	52,600	47,400	50,675	6.9%	3,275	\$45,000 PR campaigns, board gifts
Collateral	6,389	7,509	10,532	7,509	654	11,381	14,615	14,378	16,462	14.5%	2,084	New homeowner gifts, printed materials
Promotions	2,094	10,468	5,092	10,468	2,976	13,900	27,900	21,589	16,725	-22.5%	(4,864)	New homeowner reception, summer concert series
Production	12,411	1,862	1,850	1,862	443	13,032	2,683	15,920	2,661	-83.3%	(13,259)	Software & supplies for communications
Web Site	13,443	13,673	27,338	13,673	3,099	3,798	13,225	12,105	12,895	6.5%	790	Website maintenance expenses
Creative/Photography	3,990	0	0	0	0	13,500	0	-	18,200	100.0%	18,200	Board & staff photos, community photography
Broadcast Meetings						0	0	-	0		0	
Subtotal - Communication	211,687	175,723	235,345	175,723	64,573	191,478	292,768	247,168	251,968	1.9%	4,800	

Total Expenditures **1,744,464** **2,258,097** **2,132,157** **3,631,372** **1,638,537** **3,434,237** **3,399,823** **3,565,178** **3,785,954** **6.2%** **220,776**

Revenue Over (Under) Expenditures **561,399** **138,202** **235,567** **(554,269)** **1,268,041** **(115,750)** **(349,971)** **(241,418)** **(400,481)** **65.9%** **(159,063)**

Transfer from (to) the Capital Reserve

554,269 349,971 241,418 400,481

Ending Cash Balance

0 0 0 0 0 0

Cordillera Property Homeowners Association

Reserve Fund
Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected Through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Revenue												
Real Estate Transfer Assessments	1,380,788	1,334,461	1,400,762	1,427,040	453,390		1,250,000	1,250,000	1,250,000	0.0%	0	2% transfer fee on sales within Cordillera
Interest Income												
Total Revenues	1,380,788	1,334,461	1,400,762	1,427,040	453,390	0	1,250,000	1,250,000	1,250,000	0.0%	0	
Expenditures												
Healthy Forest Program	134,346	69,279	79,447	68,494	30,151		66,770	127,000	134,450	5.9%	7,450	Douglas Fir beetle expenses
Engineering	0	0	4,882	0	0		0	-	8,000		8,000	Reserve Study
Post Office Parcel Lockers	0	0	0				0	30,205	10,000		(20,205)	
Post Office Interior Paint									10,500		10,500	
Post Office Lighting									3,500		3,500	
Post Office Floors									12,500		12,500	
Post Office Patio Concrete & Steps									5,000		5,000	
Post Office Exterior Tables & Chairs									12,000		12,000	
Post Office café remodel									30,000		30,000	
ACC Projects	0	0	145,299	310,794	65,180		161,050	116,382	24,500	-78.9%	(91,882)	*see Capital Expenditures worksheet
Trailhead Projects	0	0	92,391	8,411	120,095		296,550	126,210	862,000	583.0%	735,790	
Short Course Projects	0	0	0	6,550	0		84,000	350,000		-100.0%	(350,000)	
Total Capital Projects	134,346	69,279	322,019	394,249	215,426	0	608,370	749,797	1,112,450	48.4%	362,653	
Debt Service	400,000	400,000	400,000	400,000	0		400,000	400,000	400,000	0.0%	0	Transfer to CMD to pay portion of annual debt
Working Capital Contribution				(402,525)								
Transfer to (From) CPOA				554,269			349,971	241,418	400,481	65.9%	159,063	Transfer to General fund for operating expenses
Total Expenditures	534,346	469,279	484,329	931,031	215,426	-	1,358,341	1,391,215	1,912,930.83	37.5%	521,716	
Revenue Over (Under) Expenditures	846,442	865,182	916,433	496,009	237,964	0	(108,341)	(141,215)	(662,931)	369.4%	(521,716)	
Beginning Available Fund Balance	3,143,340	3,143,341	3,143,342	3,143,343	3,639,352	3,639,352	3,877,316	3,639,352	3,498,137			
Ending Available Fund Balance	3,989,782	4,008,523	4,059,775	3,639,352	3,877,316	3,639,352	3,768,975	3,498,137	2,835,206			

Cordillera Property Homeowners Association

Vail Gondola Club Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Revenues												
Membership Revenue	11,759	39,000	32,250	87,750	21,500	30,000	20,000	30,000	40,000	33.3%	10,000	Nonrefundable Membership Fee
Memberships Dues	499,334	594,075	606,729	562,919	449,655	599,540	604,102	595,795	625,200	4.9%	29,405	Annual dues from members
Locker Rental Revenue	8,712	7,925	13,441	11,089	7,362	8,850	11,250	13,020	11,800	-9.4%	(1,220)	Locker rentals from members
Seasonal Lease Revenue	14,601	20,006	8,504	0	2,000	2,000	9,400	10,000	2,000	-80.0%	(8,000)	Seasonal family lease - members under 18
Misc Income	0	2,950	(18)	635	870	870	-	-	-		0	
Total Revenues	534,406	663,956	660,906	662,393	481,387	641,260	644,752	648,815	679,000	4.7%	30,185	
Expenses												
Vail Gondola Club Wages	74,027	90,193	101,982	102,410	68,038	116,422	107,128	116,422	123,825	6.4%	7,403	Gondola Club staff wages
Vail Gondola Club Benefits	9,448	13,982	24,026	26,459	6,740	28,012	20,395	28,012	28,922	3.2%	910	Gondola Club staff benefits
Wages & Benefits	83,475	104,175	126,009	128,869	74,779	144,434	127,523	144,434	152,747	5.8%	8,313	
Lease	274,066	279,400	290,757	299,482	154,232	308,475	299,479	308,475	317,718	3.0%	9,243	Lease on space in building
Lease	274,066	279,400	290,757	299,482	154,232	308,475	299,479	308,475	317,718	3.0%	9,243	
Common Area Maintenance	59,607	60,349	59,089	63,368	32,430	72,000	62,479	65,111	83,509	28.3%	18,398	Common Area Maintenance, electricity
Repair & Maintenance	7,678	9,715	11,582	11,276	7,282	12,500	12,375	13,460	14,075	4.6%	615	Miscellaneous repairs
CAM & Repair & Maintenance	67,286	70,064	70,671	74,644	39,712	84,500	74,854	78,571	97,584	24.2%	19,013	
Depreciation	56,994	56,869	56,869	9,478	0	0	0	-	0		0	
Member Entertainment	0	13,000	0	2,201	171	2,100	4,500	4,500	4,000	-11.1%	(500)	Season kick off event
Daily F&B	34,642	41,718	53,126	45,497	45,595	59,000	54,766	60,919	66,750	9.6%	5,831	Daily breakfast & après food & beverages
Member Expenses	34,642	54,718	53,126	47,698	45,766	61,100	59,266	65,419	70,750	8.1%	5,331	
Vail Gondola Club Marketing/Promo	8,642	14,411	3,080	7,611	0	0	6,300	6,300	3,500	-44.4%	(2,800)	Brand awareness, open house
Dues & Subscriptions	0	355	20	62	74	250	500	250	350	40.0%	100	Magazine subscriptions
Flowers & Decorations	194	0	36	0	0	300	300	300	300	0.0%	0	Seasonal flowers, Christmas decorations
License, Fees & Permits	341	318	341	325	650	650	325	325	325	0.0%	0	Town of Vail business license
Legal	0	0	0	0	0	2,500	2,500	2,500	6,000	140.0%	3,500	General legal, liquor license application
Insurance	0	1,400	0	0	0	1,400	1,400	1,400	1,400	0.0%	0	Annual insurance premium
Telephone, Cable & Internet	2,792	2,499	4,274	3,394	1,991	4,000	4,260	4,440	4,440	0.0%	0	Comcast high speed internet
Supplies	8,307	9,365	10,279	10,009	7,085	9,500	8,716	10,175	9,975	-2.0%	(200)	Miscellaneous supplies
Mileage & Parking	6,197	7,310	8,872	8,158	727	5,000	9,304	10,607	10,182	-4.0%	(425)	Mileage & parking in Vail for Gondola Club employees
Uniforms	799	709	1,143	1,227	43	1,500	1,385	1,250	1,135	-9.2%	(115)	Uniforms for Gondola Club employees
Other Operating Expense	27,272	36,366	28,045	30,786	10,569	25,100	34,990	37,547	37,607	0.2%	60	
Total Operating Expenses	543,734	601,593	625,477	590,958	325,058	623,609	596,112	634,446	676,406	6.6%	41,960	

Cordillera Property Homeowners Association

Vail Gondola Club
Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Capital Expenses												
Paint VGC	0	7,550	0	0	0							
Fixtures & Furniture	0	7,987	0	0	0							
Total Capital Expenses	0	15,537	0	0	0		0	0	0	0	0	
Total Expenses	543,734	617,129	625,477	590,958	325,058	623,609	596,112	634,446	676,406	6.6%	41,960	
Revenue Over (Under) Expenditures	(9,329)	46,827	35,429	71,435	156,329	17,651	48,640	14,369	2,594	-81.9%	(11,775)	

Cordillera Property Homeowners Association

Athletic Center Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Revenues												
Class Revenue	0	0	0	0	175		-	0	0			
Personal Training Revenue	4,415	2,845	2,265	16,627	3,384	8,000	1,750	1,750	11,600	562.86%	9,850	Personal Training sessions & packages
Total Revenues	4,415	2,845	2,265	16,627	3,559	8,000	1,750	1,750	11,600	562.86%	9,850	
Expenditures												
Wages	57,316	62,332	66,023	75,375	45,249	120,000	82,467	130,407	121,923	-6.51%	(8,484)	Athletic Center employee wages
OT Wages	900	1,366	3,643	2,818	878	2,000	-	5,000	5,000	0.00%	0	Athletic Center employee overtime
Benefits	16,453	14,494	16,070	16,105	6,324	21,000	14,598	24,561	32,996	34.34%	8,435	Athletic Center employee benefits
Wages & Benefits	74,669	78,192	85,737	94,297	52,452	143,000	97,065	159,968	159,919	-0.03%	(49)	
Telephone, Cable & Internet	9,072	9,016	7,666	9,703	6,092	10,464	8,759	10,464	10,776	2.98%	312	Comcast cable, telephone, Pandora premium
Licenses, Fees & Permits	304	271	230	204	504	650	0	0	1,840		1,840	License
Laundry Expense	9,752	11,154	16,271	27,723	14,165	32,500	16,596	27,060	33,456	23.64%	6,396	Laundry expense for Athletic club linens
Linen	1,229	1,675	2,403	2,761	2,320	4,500	2,230	4,684	3,560	-24.00%	(1,124)	Linen replacement
Locker Room Supplies	6,491	6,487	8,160	9,437	2,391	8,400	8,371	8,400	8,400	0.00%	0	Locker room supplies-sunblock, body lotion, body wash, etc.
Office Supplies	109	1,117	811	1,869	1,096	1,500	700	1,400	1,000	-28.57%	(400)	Miscellaneous office supplies
Uniforms	940	383	302	507	454	568	600	630	670	6.35%	40	Uniforms for Athletic Center staff
CAM & Repair & Maintenance	3,121	2,003	2,522	5,026	2,812	5,000	3,345	5,039	5,787	14.84%	748	Pool & spa chemicals
Coffee & Snacks	4,001	5,060	6,171	7,290	2,780	7,500	5,648	7,500	9,450	26.00%	1,950	Coffee supplies, flowers, treats
Trash Removal	125	150	125	607	570	1,600	200	1,680	1,590	-5.36%	(90)	Trash removal
Operating Expenses	35,144	37,316	44,659	65,127	33,184	72,682	44,449	66,857	76,529	14.47%	9,672	
Equipment Maintenance	1,291	1,196	1,890	1,042	950	2,390	2,390	2,390	2,390	0.00%	0	Fitness Tech quarterly fees
Landscaping	12,982	6,979	13,197	15,051	5,299	14,389	13,355	14,389	15,271	6.13%	882	Flower bed maintenance & plantings
Elevator Maintenance	2,579	3,572	2,120	3,187	2,008	3,000	2,600	3,450	3,610	4.64%	160	Quarterly maintenance & inspections
Parking Lot Maintenance	0	736	570	570	690	690	740	740	795	7.43%	55	Parking lot striping
Facilities R&M	6,791	4,336	8,162	25,103	9,967	20,000	10,551	12,455	14,626	17.43%	2,171	AC, boiler inspections, repairs, water softener
Facility Parts & Supplies	9,667	2,144	2,294	1,366	5,186	10,000	3,214	5,941	4,150	-30.15%	(1,791)	Miscellaneous supplies
Pool & Spa R&M	9,933	3,511	13,918	5,757	3,366	4,200	4,212	3,802	4,345	14.28%	543	Pool & spa repairs
Repair & Maintenance Expense	43,243	22,473	42,151	52,076	27,466	54,669	37,062	43,167	45,187	4.68%	2,020	
Fitness Supplies	8,836	1,580	1,024	1,558	4,966	6,275	2,035	6,275	6,985	11.31%	710	Fitness class mats, bands, balls, kettlebells, pickleball equip
Fitness Instructions	5,175	4,689	3,806	5,038	2,100	5,000	4,800	6,000	6,300	5.00%	300	Independent instructors
Fitness Expenses	14,011	6,269	4,830	6,596	7,066	11,275	6,835	12,275	13,285	8.23%	1,010	
Electricity	23,587	23,907	20,744	20,009	12,255	24,048	24,456	24,648	24,780	0.54%	132	Holy cross electric
Natural Gas	22,630	27,647	22,553	22,705	11,688	21,396	25,080	25,260	22,020	-12.83%	(3,240)	Natural gas
Water	7,113	7,621	8,652	9,220	1,361	8,432	8,460	8,772	8,700	-0.82%	(72)	Water & Sewer
Utilities	53,330	59,175	51,949	51,934	25,304	53,876	57,996	58,680	55,500	-5.42%	(3,180)	
Total Operating Expenses	220,398	203,426	229,327	270,031	145,471	335,502	243,407	340,947	350,420	2.78%	9,473	
Net Operating Revenue (Expense)	(215,983)	(200,581)	(227,062)	(253,404)	(141,912)	(327,502)	(241,657)	(339,197)	(338,820)	-0.11%	377	

Cordillera Property Homeowners Association

Athletic Center
Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Capital Expenses												
Cardio equip flooring paint - 2017 Capex	0	0	0	134,254	0							
Shower Pans - 2017 Capex	0	0	0	25,100	0							
Building & Pool Boilers	0	0	0	141,213	0							
Pickle Ball Repair - 2017 Capex	0	0	0	10,226	0							
Pool Furniture	0	0	0	0	12,804	21,645		17,900				
Tennis Court Repair / Windscreen	0	0	0	0	16,000			13,800	8,000			*see Capital Expenditures worksheet
Common Area Flooring	0	0	0	0	13,730			16,500				
Trash Bin Enclosure	0	0	0	0	6,767			8,210				
Locker Room Keyless Locks	0	0	0	0	15,879			26,200				
Trim Work / Reception Remodel	0	0	0	0	0			15,772				
Pool Deck Resurface / repair	0	0	0	0	0			18,000				
Hot Water Holding Tanks									10,000			
Spa Tile Replacement									4,000			
Upgrade Lock System									2,500			
Total Capital Expenses	0	0	0	310,794	65,180	21,645	-	116,382	24,500			
Total Expenditures	220,398	203,426	229,327	580,824	210,651	357,147	243,407	457,329	374,920			
Revenue Over (Under) Expenditures	(215,983)	(200,581)	(227,062)	(564,197)	(207,092)	(349,147)	(241,657)	(455,579)	(363,320)			

Cordillera Property Homeowners Association

Trailhead Clubhouse & Pool

Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Revenues												
Cordillera Day Camp Revenue	67,075	67,180	81,165	78,220	0	115,440	83,550	87,395	115,005	31.59%	27,610	Cordy camp participants
Facility Fees	225	500	750	810	500	1,000	1,650	1,650	1,325	-19.70%	(325)	Rental of Trailhead facility
Trailhead Rental	500	0	500	250	0	0	0	0	0		0	
Donation for Equipment	13,532	0	0	0	0	0	0	0	0		0	
Vending Revenue	0	0	0	0	128	500	0	0	0		0	
Total Revenues	81,332	67,680	82,415	79,280	628	116,940	85,200	89,045	116,330	30.64%	27,285	
Expenses												
Wages	56,513	58,637	50,199	77,550	16,359	80,000	78,278	84,372	90,424	7.17%	6,052	Trailhead employee wages
OT Wages	5,341	3,299	2,398	2,484	464	2,000	0	5,000	5,000	0.00%	0	Trailhead employee overtime
Benefits	5,747	5,814	5,078	11,075	3,428	16,837	12,497	16,837	19,823	17.73%	2,986	Trailhead employee benefits
Wages & Benefits	67,601	67,749	57,676	91,109	20,251	98,837	90,775	106,209	115,247	8.51%	9,038	
Telephone, Cable & Internet	3,342	3,512	3,077	4,763	2,327	4,085	3,299	4,835	4,380	-9.41%	(455)	Comcast & DIRECTV
Licenses, Fees & Permits	4,017	3,880	4,226	4,868	0	5,779	4,178	4,370	5,779	32.24%	1,409	Rec1 fees (software)
Laundry Expense	4,730	5,546	6,734	13,407	3,232	14,000	9,000	13,500	14,400	6.67%	900	Laundry for Trailhead owned linens
Locker Rooms Supplies	837	841	1,165	1,128	119	1,000	1,500	1,750	1,750	0.00%	0	Locker room supplies-sunblock, body lotion, body wash, etc.
CAM & Repair & Maintenance	0	0	644	2,022	0	2,222	2,140	2,975	1,750	-41.18%	(1,225)	Miscellaneous small repairs & general maintenance
Vending Supplies	0	0	0	0	0	715	0	0	750		750	Supplies for vending machines
Office Supplies	9,864	324	555	1,698	3,045	3,500	1,775	5,025	1,050	-79.10%	(3,975)	Miscellaneous office supplies
Uniforms	1,034	882	1,155	1,078	0	1,042	1,240	1,320	1,200	-9.09%	(120)	Uniforms for Trailhead staff
Pool & Spa Supplies	4,875	5,433	1,785	4,557	3,557	5,536	5,673	5,536	6,138	10.87%	602	Pool & spa chemicals
Landscaping	14,498	12,863	17,137	21,075	9,592	19,491	20,784	19,491	19,958	2.40%	467	Flower bed maintenance & plantings
Operating Expenses	43,196	33,280	36,479	54,596	21,873	57,370	49,589	58,802	57,155	-2.80%	(1,647)	
Parking Lot Maintenance	0	925	570	765	970	970	765	1,065	1,070	0.47%	5	Parking lot striping
Facilities R&M	7,291	4,248	6,604	9,858	4,477	9,000	9,293	9,633	9,747	1.18%	114	Orkin, Elkay, water softener, window cleaning, fire sprinkler
Facility Parts & Supplies	1,840	957	874	692	2,151	2,500	930	2,052	2,768	34.89%	716	Miscellaneous supplies
Pool & Spa R&M	2,447	1,948	17,797	5,414	851	5,000	5,648	5,228	5,909	13.03%	681	Minor repairs to pool
Repair & Maintenance Expense	11,579	8,078	25,845	16,729	8,450	17,470	16,636	17,978	19,494	8.43%	1,516	
Electricity	10,117	9,359	7,882	7,580	3,195	8,196	10,068	8,196	9,024	10.10%	828	Holy Cross
Natural Gas	10,817	8,504	10,306	10,344	3,357	9,732	8,916	11,964	10,032	-16.15%	(1,932)	Natural gas
Trash Removal	0	0	0	0	0	0	190	190	0	-100.00%	(190)	
Water	8,506	11,240	11,883	10,601	1,451	9,552	10,572	9,456	9,840	4.06%	384	Water & Sewer
Utilities	29,440	29,102	30,071	28,526	8,003	27,480	29,746	29,806	28,896	-3.05%	(910)	

Cordillera Property Homeowners Association

Trailhead Clubhouse & Pool

Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget	NOTES
Background Checks	(453)	382	358	540	236	236	465	543	537	-1.10%	(6)	Background checks - seasonal employees
Training & Education	957	815	757	1,722	1,179	2,000	1,555	1,950	2,275	16.67%	325	Lifeguard & camp counselor training, Directors training
Day Camp - License	0	121	134	134	134	134	134	134	134	0.00%	0	Colorado Dept of Human Services fee
Advertising	1,336	1,966	2,277	2,895	2,894	2,894	2,550	2,900	2,975	2.59%	75	Radio & print advertising
Inspection Fees	0	60	60	60	60	60	60	60	60	0.00%	0	Eagle County Environmental Health inspection
Camp Games, Supplies, and Snacks	3,574	1,925	2,863	3,881	1,645	4,100	3,930	4,430	4,500	1.58%	70	Supplies for Cordy Camp
Day Camp Clinics	11,249	11,898	7,810	8,695	1,730	12,392	9,761	10,004	12,932	29.27%	2,928	Golf, Swimming, Tennis, Alpine Arts, Walking Mountains
Camp Transportation	2,909	5,637	6,457	5,644	5,208	7,337	6,850	6,600	10,643	61.26%	4,043	Cordy Camp van
Subtotal Camp Expenses	19,573	22,803	20,715	23,571	13,086	29,153	25,305	26,621	34,056	27.93%	7,435	
Total Operating Expenses	171,388	161,011	170,786	214,531	71,662	230,310	212,051	239,416	254,848	6.45%	15,432	
Net Operating Revenue (Expense)	(90,056)	(93,331)	(88,371)	(135,251)	(71,034)	(113,370)	(126,851)	(150,371)	(138,518)	-7.88%	11,853	
Capital Expenses												
Roof Replacement - 2017 Capex	0	0	0	0	106,978		93,000					
Pool Remodel - 2017/2018 Capex	0	0	0	8,068	13,117		200,000	18,000				
Locker Room Tile - 2017 Capex	0	0	0	343	0		3,550					
Trash Bin Enclosure	0	0	0	0	0			8,210				
Roof Replacement - 2018 Capex	0	0	0	0	0			100,000				
Trailhead Remodel (Phase I)									856,000			*see Capital Expenditures worksheet
LED Lighting									3,500			
Upgrade Lock System									2,500			
Total Capital Expenses	0	0	0	0	120,095	0	296,550	126,210	862,000	582.99%	735,790	
Total Expenditures	171,388	161,011	170,786	214,531	191,757	0	508,601	365,626	1,116,848	205.46%	751,222	
Revenue Over (Under) Expenditures	(90,056)	(93,331)	(88,371)	(135,251)	(191,129)	0	(423,401)	(276,581)	(1,000,518)	261.75%	(723,937)	

Cordillera Property Homeowners Association

Short Course at Cordillera
Proposed 2019 Budget

	2014 Actual	2015 Actual	2016 Actual	2017 Actual	Actual Through 6/30/2018	Projected through 12/31/2018	2017 Final Budget	2018 Final Budget	2019 Proposed Budget	% Percent 2019 Budget Over (Under) 2018 Budget	\$ Amount 2019 Budget Over (Under) 2018 Budget
Revenues											
Expense Reimbursement				0	0		0	0		0.00%	0
Sale of Equipment											
Short Course Revenue - Troon	0	0	127,429	0	0	0	50,000	50,000		0.00%	0
Total Revenues	0	0	127,429	0	0	0	50,000	50,000	50,000	0.00%	0
Expenditures											
Short Course Contract	375,000	425,000	0	286,580	200,000		375,000	400,000	400,000	0.00%	0
Property Taxes	0	0	2,095	2,256	2,342		2,095	2,095	2,350	12.17%	255
Fire Protection	1,122	1,116	896	0	0		0	1,054	0	-100.00%	(1,054)
	0	0	0								0
Facilities R&M	3,268	6,895	327	16	0		0	0	0		0
Repair & Maintenance Expense	3,268	6,895	327	16	0	0	0	0	0		0
Telephone, Cable & Internet	4,358	4,168	1,109	0	0			0	0		0
Natural Gas	865	1,158	476	0	0			0	0		0
Electric - Comfort Station	844	682	175	0	0			0	0		0
CAM & Repair & Maintenance	5,601	9,909	378	0	0			0	0		0
Electricity	2,721	1,860	619	0	0			0	0		0
								0	0		0
Telephone & Utilities	14,389	17,777	2,756	0	0	0	0	0	0		0
Irrigation Water	24,535	31,716	33,360	34,195	12,572		25,000	33,360	34,250	2.67%	890
Total Operating Expenses	418,314	482,503	39,434	323,048	214,914	0	402,095	436,509	436,600	0.02%	91
Net Operating Revenue (Expense)	(418,314)	(482,503)	87,995	(323,048)	(214,914)	0	(402,095)	(386,509)	(386,600)	0.02%	(91)
Capital Expenses											
Short Course Trailer - 2017 Capex	0	0	0	1,550	0		80,000				
Maintenance Bldg Paint - 2017 Capex	0	0	0	5,000	0		4,000				
Water Feature / Irrigation Pond	0	0	0	0	0			350,000		-100.00%	(350,000)
					0						0
					0						0
Total Capital Expenses	0	0	0	0	0	0	84,000	350,000	0	-100.00%	(350,000)
Total Expenditures	418,314	482,503	39,434	323,048	214,914	0	486,095	786,509	436,600	-44.49%	(349,909)
Revenue Over (Under) Expenditures	(418,314)	(482,503)	87,995	(323,048)	(214,914)	0	(486,095)	(736,509)	(386,600)	-47.51%	349,909

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Cordillera Metro District
Capital Improvements Schedule

Department	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description
	2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
Community Operations					\$ 40,000	Epoxy Coat Shop Floors	\$ 6,000	Epoxy Coat Wash Bay Floors	\$ 13,500	Salt Storage Cover and Tent	\$ 10,000	Water Heater	\$ 11,547	Upgrade Elevator Controls	\$ 17,419	Sealcoat	\$ 19,572	Remodel Restrooms		
Community Operations							\$ 41,500	Boiler Replacement	\$ 4,536	Upgrade Fire Alarm Panel	\$ 54,000	9 Garage Door Openers	\$ 76,006	Rotary Lift	\$ 19,572	Replace Garage Doors	\$ 9,407	Replace Hotsy		
Community Operations							\$ 3,500	Floor Cleaner			\$ 12,011	Pressure Washer			\$ 10,438	Remodel Kitchen				
Engineering	\$ 9,000	Facility Study					\$ 8,000	Reserve Study							\$ 10,438	4 Post Lift				
Road Program	\$ 509,578	Overlay Gore Trail, patch Fenno, Grenada Glen, Webb Peak Trail	\$ 431,200	Fenno to Ranch Gate	\$ 666,267	Fenno to Cimieron, Winchester Trail and Equestrian Parking Lot	\$ 445,000	Kensington Dr., Hawk's Leap Rd, Eagle's Glen Rd, Kensington Court, Casteel Ridge, Casteel Point	\$ 520,700	Red Draw	\$ 526,135	Peregrine, Fenno from Cimieron to Settlers Loop	\$ 493,249	Red Tail Ridge and Carterville	\$ 412,035	Webb Peak and Golden Bear	\$ 466,091	Granit Springs, Jacksons Path, Pikes Way and Powell Ct	\$ 572,803	Saddle Ridge, Rodeo Dr, Stag Gulch and Greyhawk
Road Program	\$ 30,000	Update Road Program Plan	\$ 264,610	Kicking Horse and Summit Trail			\$ 99,000	Adjust Fenno Hill to CDOT standards	\$ 75,000	Crack Fill Roads	\$ 74,030	Golden Bear	\$ 287,430	Web Peak	\$ 10,000	Reserve Study				
Road Program							\$ 27,000	Extend Guardrail on Fenno above Red Draw					\$ 35,001	Upgrade Road Program Plan						
Guardrail Replacement	\$ 117,800	Guard Rails		Note: \$80,000 Guiderails Added																
Street Lights			\$ 35,000	LED Conversion																
Traffic Calming	\$ 7,000	Traffic Study	\$ 15,800	Temporary Roundabout			\$ 14,000	4 Speed Bumps	\$ 150,000	Divide Gate Sight Distance Improvements										
Traffic Calming							\$ 101,500	3 Radar Signs												
Trails and Community Parks					\$ 6,500	Aeration Pump for Red Draw and Bearden Ponds														
Trails and Community Parks	\$ 20,000	Dog Park Fence			\$ 5,000	Trail Signage			\$ 125,000	Granada Glenn Pond Liner	\$ 185,000	Bearden Pond Liner								
Public Safety			\$ 36,000	Ranch and Divide Gate Replacement	\$ 16,000	Divide Gatehouse Roof	\$ 10,000	Lock Systems	\$ 10,000	Stain Ranch Gate House			\$ 8,200	Paint Divide Gate House						
Public Safety			\$ 12,000	Ranch and Divide Call Box Replacement	\$ 16,000	Radio Replacement (14)	TBD	Cameras												
Public Safety			\$ 18,865	Radio Replacement (5)	\$ 12,000	AED's (4)	TBD	Patrol Vehicle Computers/iPad												
Public Safety			\$ 6,000	Rekey Buildings			TBD													
Public Safety			\$ 40,000	Remodel Ranch and Divide Gate House			TBD													
Administration			\$ 23,000	Carpet			\$ 17,500	Paint Interior	\$ 2,750	Replace Radon Fans			\$ 50,000	Replace 3 Furnaces		\$ 10,751	Siding Repair	\$ 13,842	Paint Interior	
Administration			\$ 3,000	Windows	\$ 5,000	Windows	\$ 11,000	Refinish Concrete Floors	\$ 21,500	Exterior Paint	\$ 8,000	Fire System Backflow, PRV and Riser	\$ 97,160	Replace Asphalt Roof	\$ 6,733	Sealcoat				
Administration					\$ 8,210	Trash Bin Enclosure	\$ 7,000	Rugs	\$ 25,000	Air Conditioning					\$ 20,876	Remodel Bathrooms				
Administration					\$ 5,000	Fire Resistant Filing Cabinet	\$ 5,000	LED Lighting			\$ 4,500	Fire Alarm Panel								
IT																				
IT																				
Equestrian Center							\$ 25,000	Paddock Fencing			\$ 362,132	Roof Replacement	\$ 38,003	Replace garage doors	\$ 20,746	Sealcoat	\$ 28,894	Siding Repair		
Equestrian Center					\$ 23,300	Paint Upper Barn Exterior, Interior and 11 Sheds	\$ 3,500	Enclose Mechanical Room and Add Staircase	\$ 62,000	Fire Alarm System										
Equestrian Center	\$ 40,000	Lower Barn Siding	\$ 12,090	Indoor Arena Footing	\$ 22,900	Build 3 New Tack Up Stalls, 2 Quarantine Stalls and Repairs	\$ 10,000	Dump Trailer			\$ 113,000	Interior Rubber Flooring								
Equestrian Center	\$ 12,404	Auto Waterers			\$ 4,000	Repair Roof	\$ 7,000	Purchase Horses	\$ 27,500	Upper Viewing Area										

Cordillera Metro District
Capital Improvements Schedule

Department	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description
	2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
Equestrian Center			\$ 10,000	Office and Breakroom Remodel	\$ 4,500	Arena Mirrors			\$ 5,000	Ceiling Fan	\$ 5,000	Exhaust Fan								
Equestrian Center					\$ 8,000	Rock Hound Attachment														
Equipment Purchases	\$ 205,000	Plow Truck	\$ 177,000	Plow Truck	\$ 132,000	Oshkosh Snow Blower	\$ 40,000	Cordy Van	\$ 95,000	Bobcat Mini-X	\$ 40,000	PS Truck	\$ 95,000	Service Truck	\$ 50,000	Toyota Tundra	\$ 210,000	Mack plow truck	\$ 55,000	F-350
Equipment Purchases	\$ 36,645	Small Plow Truck	\$ 25,000	#322 Pickup Truck	\$ 40,000	Swap Loader H2O tank	\$ 66,000	F-550 Service Truck	\$ 30,000	Woodsman Chipper	\$ 40,000	Jeep Cherokee	\$ 125,000	John Deere Backhoe	\$ 42,500	Cordy Van	\$ 55,000	F-350	\$ 125,000	Cat Backhoe
Equipment Purchases	\$ 24,561	Small Plow Truck	\$ 9,100	Snowmobile	\$ 12,000	Trails ATV	\$ 195,000	International 7400	\$ 1,200	Triton Trailer	\$ 125,000	John Deere Backhoe	\$ 20,000	Kubota RTV900	\$ 85,000	Roller	\$ 55,000	F-350	\$ 40,000	Road Shoulder Machine
Equipment Purchases	\$ 10,923	Kubota	\$ 56,532	Bobcat Tool Cat	\$ 189,000	International 7400	\$ 8,500	Cement Mixer	\$ 240,000	John Deere Motor Grader	\$ 55,000	Superior Broom	\$ 25,000	Air Compressor	\$ 9,000	Trailer	\$ 40,000	PS Truck		
Equipment Purchases	\$ 12,042	Plow Truck Sander	\$ 5,890	Trailer	\$ 36,000	F-350	\$ 28,000	PS Truck			\$ 45,000	John Deere Tractor	\$ 10,000	Arctic Cat ATV	\$ 17,500	Air Brake Trailer				
Equipment Purchases	\$ 7,751	Plow Truck Sander	\$ 5,250	Cold saw	\$ 36,000	F-350	\$ 5,000	Weed Spray Tank			\$ 15,500	Kubota RTV900								
Equipment Purchases	\$ 5,000	Trailer	\$ 5,700	Vertical Band Saw	\$ 21,500	Toyota Tacoma	\$ 9,000	Skid Steer Snow Blower			\$ 12,000	PJ Equipment Trailer								
Equipment Purchases			\$ 34,000	Toyota Highlander	\$ 8,300	Monroe V-box Sander	\$ 4,000	Sweeper for Tool cat												
Equipment Purchases			\$ 16,000	Shop Air Compressor			\$ 8,500	Mini-X Auger and Rock Bits												
Equipment Purchases																				
Budgeted	\$ 1,047,704		\$ 1,242,037		\$ 1,317,477		\$ 1,205,500		\$ 1,408,686		\$ 1,686,308		\$ 1,371,596		\$ 528,257		\$ 534,715		\$ 586,645	
Actual	\$1,271,800	Note: \$200,000 Building Stabilization Projected Added	\$1,376,448	Note: \$80,000 Guiderails and \$50,000 Building Stabilization Added																

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**Cordillera Property Owners Association
Capital Improvements Schedule**

	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description	Year	Description		
	2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
Healthy Forest Initiative	\$ 83,900		\$ 66,770		\$ 127,000	Douglas Fir Beetle	\$ 134,450	Douglas Fir Beetle	\$ 125,000	Douglas Fir Beetle	\$ 125,000	Douglas Fir Beetle	\$ 125,000	Douglas Fir Beetle	\$ 125,000		\$ 125,000		\$ 125,000	
Engineering	\$ 9,000	Facility Dude					\$ 8,000	Reserve Study							\$ 10,000	Reserve Study				
Sales Center Building									\$ 29,500	Exterior Paint and Deck Replacement										
ACC					\$ 17,900	Pool Furniture	\$ 4,000	Spa Tile Replacement	\$ 24,401	Exterior Paint	\$ 21,000	Fire Alarm Control Panel	\$ 158,346	Replace Roof	\$ 6,850	Sealcoat Asphalt	\$ 12,095	Replace Heat Exchanger		
ACC	\$ 220,085	Remodel & Expansion Planning	\$ 133,500	Cardio Equipment, Paint and Flooring	\$ 13,800	Tennis Court Crack Repair/Windscreen	\$ 10,000	Hot Water Holding Tanks	\$ 50,000	Replace Windows in Pool Area	\$ 11,547	Elevator Controls	\$ 17,101	Replace Gutters	\$ 95,000	Replace Tennis courts	\$ 101,563	Replace Weight Room Equipment		
ACC			\$ 17,800	Repair Shower Pans	\$ 16,500	Common Area Flooring	\$ 2,500	Lock Systems			\$ 11,237	2 New Breaker Panels	\$ 23,435	Replace Pool Pumps	\$ 13,048	Replace Security Cameras	\$ 26,878	New Carpet		
ACC			\$ 9,750	Repair Pickle ball Courts and Nets	\$ 8,210	Trash Bin Enclosure	\$ 8,000	Tennis Court Repair					\$ 88,674	Replace Lockers	\$ 7,829	Replace Circulation Pumps				
ACC					\$ 26,200	Keyless Lockers							\$ 30,402	Remodel Restrooms						
ACC					\$ 15,772	Trim Work and Desk Area							\$ 12,668	Replace Exhaust Fans						
ACC					\$ 18,000	Resurface Pool Deck							\$ 7,601	Replace Path Lighting						
Trailhead	\$ 24,100	Concrete Fill & Repair	\$ 200,000	Phase 1 of 2 - Pool Project	\$ 8,210	Trash Bin Enclosure	\$ 856,000	Trailhead Pool Remodel	\$ 945,000	Trailhead Pool Remodel	\$ 42,000	Trailhead Parking Lot	\$ 10,498	Upgrade Fire Alarm System	\$ 56,023	Overlay Parking Lot	\$ 13,439	Replace Pool Cover	\$ 10,382	Siding Repair
Trailhead	\$ 58,840	Deck Replacement	\$ 3,550	Repair Tile in Locker Rooms	\$ 100,000	Roof Replacement	\$ 3,500	LED lighting	\$ 14,354	Exterior Stain	\$ 7,906	Replace 1 of 4 load centers (Breaker Panel)			\$ 23,159	Pool Heat Exchangers				
Trailhead	\$ 12,800	Carpet	\$ 93,000	Replace Roof	\$ 18,000	Pool Remodel Project Planning	\$ 2,500	Lock Systems	\$ 22,500	Interior Paint and Refinish Wood Floor	\$ 5,000	Interior Lighting Upgrade			\$ 13,048	Refinish Wood Flooring				
Trailhead											\$ 21,000	Replace Fire Alarm Control Panel								
Trailhead											\$ 23,500	New Carpet								
Post Office							\$ 10,000	Parcel Lockers												
Post Office							\$ 10,500	Interior Paint							\$ 13,700	Replace Exhaust Fans	\$ 15,000	Paint Interior		
Post Office					\$ 15,784	New Office Workspace and Shelving	\$ 3,500	Update Lighting	\$ 21,500	Exterior Paint	\$ 8,000	Fire System Backflow, PRV and Riser	\$ 94,724	Asphalt Roof Replacement			\$ 10,483	Siding Repair		
Post Office					\$ 14,421	Trash Bin Enclosure	\$ 12,500	Floors	\$ 11,000	Kitchen Dishwasher and Cooler	\$ 15,000	Fire Alarm Control Panel and Install Office Space	\$ 8,500	Replace Entry and Side Doors						
Post Office							\$ 5,000	Patio Concrete and Stairs to Administration	\$ 5,000	Hot Water Heater	\$ 45,000	Kitchen Appliances								
Post Office							\$ 12,000	Exterior Tables and Chairs	\$ 27,012	Remodel Restroom										
Post Office							\$ 30,000	Café and Office Remodel												
Trails and Community Parks																				
Trails and Community Parks																				
Short Course			\$ 4,000	Paint exterior of maintenance facility	\$ 350,000	Water feature and irrigation pond construction.			\$ 344,365	Golf Cart Paths	\$ 354,696	Golf Cart Paths	\$ 365,336	Golf Cart Paths	\$ 376,297	Golf Cart Paths				
Short Course			\$ 80,000	Trailer					\$ 40,000	Short Course Maintenance Parking	\$ 82,402	Irrigation Pumps								
Short Course									\$ 5,000	Interior paint and flooring	\$ 430,456	Irrigation System								
Budgeted	\$ 408,725		\$ 608,370		\$ 749,797		\$ 1,112,450		\$ 1,664,632		\$ 1,203,744		\$ 942,285		\$ 739,954		\$ 304,458		\$ 135,382	
Actual	\$322,019		\$394,249	Note: \$88,374 Building Boilers Added; Trailhead Pool Project Not Started																

CMD Capital Improvement Projects

\$1,205,500

Cordillera Community Operations Building Projects

\$51,000

Epoxy Coat Car Wash Floors - \$6,000

The floors in the car wash are slick and in need of resurfacing due to high use, grease and oil absorbed into the concrete. A new epoxy coat that is anti-skid will be applied to the concrete floors and limit future absorption of oil and other liquids.

Operations Building Boiler Replacement - \$41,500

The current operations boiler is from 2003 and is failing. It was scheduled for replacement in 2018. Staff wanted to extend its replacement further, but recently have had two major service calls year totaling \$1,500. The 2019 preventative maintenance plan would be \$4,000 if not replaced.

Mechanical Floor Cleaner - \$3,500

In 2018, the shop floors were resurfaced; in 2019 the car wash, post office and administration buildings' floors are scheduled to be resurfaced. A mechanical cleaner is recommended to effectively and efficiently clean the floors. It is also expected to extend the life of the floors. Currently, Town of Avon Fleet Maintenance shop uses a similar larger machine and is satisfied with the results.

Engineering

\$8,000

Reserve Study - \$8,000

The last reserve study was completed in 2015. Borne Engineering will work with the following data sources to update the Reserve Study:

- 20 Year Road Program Plan updated in 2016
- In 2016-2017, a computerized maintenance facility program, Facility Dude, was implemented to optimize facilities, assets and workflow. It is a cloud-based operations management software that manages reactive and preventive maintenance, tracks inventory usage, responds to critical system alarms and plans future capital needs. An on-site facility inventory was conducted and served as the basis for populating the database that is updated with each facility action. It does not include roads and parking lots.

Road Program

\$571,000

Road Maintenance - \$445,000

The proposed 2019 improvements were identified in the 20-Year Road Program Plan including the following overlays: Fenno past Cimmaron to Red Draw, Kensington Dr., Hawk's Leap Road, Eagles Glen Road, Kensington Court, Casteel Ridge and Casteel Pt.

Guide Rail Adjustment - \$99,000

The guide rail starting at the base of Fenno to the overlook has sunk into the soil with the movement of the hillside. Engineers and staff routinely monitor and evaluate the conditions and erosion. The recent evaluation has documented areas of the guide rail that have receded 20 inches from the standard of 32 inches high. The guide rail will be removed and replaced with new I-beam posts and W-rail to meet standards. In addition, the guide rail will be moved closer to the road edge for safety and to prevent further settling of the posts.

Guide Rail Addition - \$27,000

The guide rail on Fenno above Red Draw will be lengthened by 600 feet to keep homeowners and guests safe in this area during the winter. Two accidents occurred in this location in 2018.

Traffic Calming Projects

\$115,500

A Traffic Calming Study conducted in 2016 by Kari McDowell is currently being updated. Additional recommendations will be forthcoming.

Kari McDowell has 20 years of transportation engineering experience specializing in project management, transportation planning, traffic safety analysis, traffic simulation and modeling, design and analysis of corridor management plans, signal progression analysis and the design of roadway/intersection improvements. Kari's previous experience includes the preparation of traffic analysis and capacity models, multimodal interaction plans, safety analysis, streetscape design, roadway improvement plans, traffic impact reports, public facilitation, CDOT Local Agency processing, transportation planning documents, intersection/interchange layouts, signal and timing plans, MUTCD warrant analysis, PUC/Railroad permitting, as well as signing, striping and phasing plans. She is a professional engineer, Professional Traffic Operations Engineer and a CDOT Pre-Qualified Engineer.

Some of McDowell Engineering key clients are as follows:

Cordillera Valley Club Traffic Calming Plan, Edwards; Jay Road Speed and Traffic Calming Study, Boulder County Transportation Department; Woodgate Road Corridor Management and Traffic Calming Plan, Montrose; US 40 Corridor Analysis with Multimodal Crossing Analysis, Winter Park; Base Area Redevelopment, Steamboat Springs; Twenty-ninth Street Retail District, Boulder; Highway 36 (Moraine Avenue) Pedestrian Improvements, Estes Park; Cedar Mesa Road and 2500 Road Intersection Sight Distance Improvements, Cedaredge; City of Colorado Springs Intersection Safety Improvements, Colorado Springs; and Grand Junction Downtown Streetscape Masterplan, City of Grand Junction.

Speed Bumps - \$14,000

Four additional speed bumps will be purchased and installed at identified locations.

Mobile Radar and Message Boards - \$101,500

Purchase three all-in-one automatic license plate recognition (ALPR) cameras to be placed primarily on Fenno, Cordillera Way and Squaw Creek:

- Equipped with high-resolution ALPR and context cameras as well as onboard illumination, covers a wide field-of-view and provides high-quality images and video, day or night.
- Onboard image processing and analysis—only plate read data are transferred over the network for decreased data load on the network and server. The cameras are not dependent on the server, providing uninterrupted coverage even when connectivity goes down.

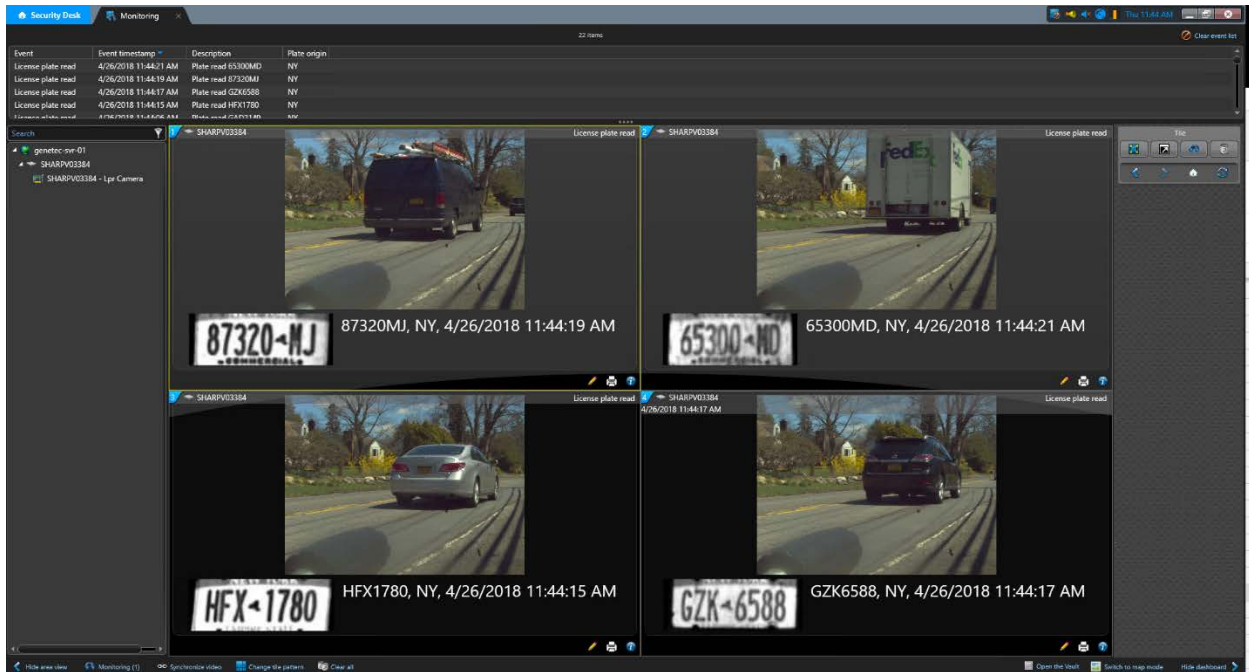
The TrafficCloud™ Remote Management Service provides the capability to manage all features remotely from any internet connected computer or an Android device. This includes remote

management, remote data collection, alerts such as high speed or tampering, imaging, map visualization and a perpetual warranty to subscribers. All hardware capabilities of the new unit are enabled for the life of the unit which include traffic data collection, violator strobe, Bluetooth management, pictures, alerts such as high-speed alert, two low battery alerts and tamper alert.

Local jurisdictions using All Traffic Solutions include, but are not limited to:

- Glenwood Springs Police Department - Speed Alert 24 Trailer
- Aspen Police Department - Speed Alert 24 Trailer (three units)
- Town of Avon - Shield 12 Radar Speed Display and Instalert 24 Message Boards
- Summit County Sheriff's Office - Instalert 24 Message Boards
- Vail Police Department (currently working on purchasing six Speed Alert 18 signs and one Speed Alert trailer)
- Denver Police Department - had Speed Alert 18's
- Boulder DPW- Instalert 24 Message Boards (five units)





Cordillera Public Safety Projects To Be Determined

Update Automatic Door Lock System - \$10,000

The current keyless lock system at the Athletic Center, Trailhead, administration and operations buildings are outdated and require manual on-site updates. The purchase and installation of a new software system will allow administration via wireless activation and deactivation. This item is being further researched.

Cameras – TBD

Currently there are seven cameras at both the Ranch and Divide Gate, two at the car wash and six at the Athletic Center. As assessment of the camera system is being conducted. Additional cameras have been identified for the community operations building, administration building, post office, Equestrian Center, Trailhead, Athletic Center and gates houses.

Patrol Vehicle Technology – TBD

With the assessment above, technology is being identified to view cameras from the control vehicle and off-site via the internet. A cloud-based system with an app is being priced for consideration.

Cordillera Administration Building Projects \$40,500

Paint Interior of Administration Building - \$17,500

The administration building was partially painted in 2014; the vent pipes, ceilings and walls need painting.

Resurfacing of Concrete Floors - \$11,000

The concrete floors of the administration building were last resurfaced in 2002. The floors will be resurfaced by applying an epoxy coating with minimal anti-skid coating.

LED Lighting in Administration Building - \$5,000

All light fixtures will be replaced with LED lights. The transition to LED will result in less labor and utility costs.

Rugs - \$7,000

Rugs will be purchased and cleaned by the custodial employees. Also currently supplies rugs to the administration building, operations building and gate house buildings monthly for \$7,000 annually.

Cordillera Equestrian Center Projects \$45,500

New Paddock Fencing - \$25,000

Replace all fencing at CEC with new poly vinyl fencing with a useful life of 15-20 years. At least \$3,000 is spent repairing the current fences plus labor annually; therefore, the ROI on the new fence is eight and a half years.

Enclosure of Mechanical Room - \$3,050

For safety, the mechanical room will be enclosed and a stairway will be built. Currently the staff climbs a ladder to access the boiler above the breakroom.

Dump Trailer - \$10,000

The 2007 manure dump trailer will be replaced with a hydraulic trailer. It is used daily to remove manure from paddocks and stalls. This will help decrease workman’s comp, as well as fit with in the LEAN study recommendations presented in 2016.

Horse Purchase - \$7,000

The clinics and lessons pilot program over the summer was successful. The purchase of two horses will allow the equestrian center staff to provide lessons and clinics year-round to interested parties for additional revenue and to assist with employee retention and job satisfaction.

Equipment/Fleet Purchases \$364,000

Cordy Camp 15 Passenger Ford Transit Van – \$40,000

The cost to lease a van for the summer camp has increased from approximately \$6,000 in 2017 to an estimated \$10,000 in 2019. With the lease cost increase, staff recommends purchasing a van which would result in a four year ROI. The replacement schedule for the van would be 15 years due to amount of projected use and miles.

The following proposed purchases are identified for 2019 from the 10-Year Fleet Replacement Schedule:

Service Trucks #329, #352 and #359 - \$66,000

#329 is a 2001 service truck for fleet maintenance. It is well past the 10-12 year replacement plan.

#359 is a 2012 two-wheel drive Chevrolet van for facilities use; it cannot be driven on snowy roads.

#329 and #359 will be both traded in for a new service truck.

#352 is a 2012 standard-bed Toyota. Due to one less employee in the fleet department (fleet manager), vehicle #352 will replace #359 and be outfitted with toolboxes for facility staff use.

that was predominantly used by the fleet manager. The fleet manager position became a different position, so this truck will be assigned to the facilities staff and outfitted with toolboxes as a replacement for vehicle #359.

International Plow Truck #305 - \$195,000

#305 is a 2007 standard transmission plow truck. The large commercial motor vehicles in the CMD fleet are scheduled for replacement every 10-12 years. In addition, the new Department of Transportation Vehicles regulations issues a restricted Certified Drivers License (CDL) to any person that takes the driving test in an automatic transmission truck. Therefore, several employees have restricted licenses and are unable to legally drive vehicle #305. The International plow truck will be replaced with a Western Star plow truck bringing the fleet of Western Stars to four trucks, all identically outfitted.

Public Safety Truck #355 – \$28,000

#355 is a 2011 Toyota truck that is used by public safety and has 171,000 miles. This will be replaced with a new Ford Ranger. #355 was the newest truck in the fleet and saw the most use. Recently public safety started rotating usage to even out miles on the fleet.

Weed Spraying Skid Tank - \$5,000

The purchase of a new 300-gallon tank will be used to spray weeds on right of ways, open space and will be used to fill the all-terrain vehicle sprayer for areas that are difficult to get access. The tank has two rear nozzles to spray weeds and a hose with a wand to spray the road sides by hand.

Skid Steer Mounted Concrete Mixer Attachment- \$8,500

The purchase of a mixer attachment for the hydraulic skid steer will be used for multiple concrete projects. It has a side chute that will make pouring curbs and sidewalks more effective and efficient. It also has the ability to dump the whole load, similar to a loader bucket, when doing larger pours. With it being mounted to a skid steer, the maneuverability is far better than a tow behind mixer. In the past, fleet has rented a tow behind mixer for projects too large to mix by hand, but too small for a concrete truck.

Skid Steer Mounted Snow Blower – \$9,000

The current snow blower is unreparable; the hood and chute were welded multiple times to make it through last winter. The purchase of a snow blower attachment for the hydraulic skid steer will be used to clear hydrants, cul-de-sacs and to increase safety by knocking down snow piles and increasing sight lines.

Tool Cat Sweeper - \$4,000

A sweeper attachment for Tool Cat will be used for sweeping parking lots and places that the current stand-alone sweeper cannot access due to the position and width of the sweeper drum. In addition, the sweeper will be used for snow removal on the ice rink.

Mini Ex Auger/Auger Bits - \$8,500

The 2010 auger is worn-out and parts are getting difficult to find. The purchase of a new auger head will have two rock bit augers which will make drilling through dirt and large rocks faster.

CMD Additional Projects

The following items have also been identified for Board consideration and are included in the current draft budget:

Bearcat Hay Barn- Reconstruction \$99,000

The Bearcat Hay Barn was moved from the Gas House restaurant in Edwards to its current location in the early 1950s. The barn was deemed structurally unsound by an engineer. Its use was prohibited in October 2017. Indian Summer Outfitters previously stored hay and saddles in the barn and is currently using a 40 ft. cargo container for equipment storage and the equestrian center hay storage.

The new hay barn would have stained siding that would look aged to preserve the historic aesthetic of the building. The new structure is engineered to handle the payload of 400 bales of hay. The existing barn is classified as an agricultural pre-existing nonconforming structure and does not require any permitting according to Cliff Simonton, senior planner and Vance Gabossi, chief building official, with Eagle County. A quote for \$99,000 was obtained for the construction of a similar 30' x 24' hay barn that will provide space for storage as well as comply with building codes. The price does not include labor to dismantle the barn which is estimated to take five employees two weeks.





The foundation is $\frac{1}{4}$ poured concrete and the other $\frac{3}{4}$ is stacked timber nailed together. Proper design is to stack the timbers and have metal rods in place through all of them to keep them from bowing out and failing.



Wire is holding the side walls and roof in place.

The barn is being held up by three stacked wood pylons as seen by the outlined red circles.



Road Program	\$321,500
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Road Maintenance - \$261,500

The Road Program approximately costs \$600,000 annually to ensure the 20-year program is executed. For \$261,500, the road improvements can be extended from the Fenno truck pull off to the Trailhead; this item is currently scheduled for 2021.

Crack Filling - \$60,000

Crack filling is completed every three to five years. In 2015 all roads were crack filled. Staff recommends completing what would amount to half of the community roads in 2019 and half in 2020. Significant expansion of road cracks has been observed.

Pavilion Repairs and Construction	\$45,000
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Granada Glen, Red Draw Ponds and Elk Springs Trail Park all have pavilions that need deck and roof repairs. Additionally, staff recommends constructing a new pavilion at the Upper Bearden Pond near the dock.

CPOA Capital Improvement Projects

\$1,112,450

Healthy Forest

\$134,500

Miscellaneous Supplies - \$2,500

Flagging, stakes, paint and seed.

Wildfire Mitigation - \$75,000

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

Easements, Open Space and Roadways - \$20,000

Mitigation work consists of removing standing, dead trees where District property borders 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.

Pheromone Packets - \$2,000

These 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 Fir Beetle.

Deep Root Fertilizer - \$35,000

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

Reserve Study

\$8,000

Reserve Study - \$8,000

The last reserve study was completed in 2015. Borne Engineering will work with the following data sources to update the Reserve Study:

- 20 Year Road Program Plan updated in 2016
- In 2016-2017, a computerized maintenance facility program, Facility Dude, was implemented to optimize facilities, assets and workflow. It is a cloud-based operations management software that manages reactive and preventive maintenance, tracks inventory usage, responds to critical system alarms and plans future capital needs. An on-site facility inventory was conducted and served as the basis for populating the database that is updated with each facility action. It does not include roads and parking lots.

Legal Requirements for CPOA: The state of Colorado has a specific statutes related to reserve studies, which are set forth in Colorado HB-1359. While the original bill required a reserve study at least every three years, the final bill simply requires that associations adopt a governance policy with respect to reserve studies. Colorado HB-1359 Common interest communities - governance - executive board - communications - finances - reserve studies. Requires all members of the executive board of a common interest community's unit owners' association (HOA) to have available to them all relevant information related to the HOA's operation.

Establishes the same standards for election or appointment as a chair of an HOA committee to which authority may be delegated as apply to the election or appointment of members on the executive board. Requires an HOA to adopt a policy concerning when and how reserve studies shall be done and to identify how it proposes to pay for scheduled repair or replacement of portions of the community that the HOA controls. C.R.S. 38-33.3-209.5 (2011) Common industry practice is that homeowners associations should perform periodic reserve studies as a prudent business practice. Directors of associations are generally held to a “prudent businessman” rule in determining whether or not they have met the fiduciary duty of their position for the association. A prudent businessman would establish a capital replacement budget (reserve study) to make sure he is generating enough revenues (reserve assessments) to provide for major repairs and replacements.

Athletic Center at Cordillera **\$24,500**

Spa Tile Replacement - \$4,000

The tile that edges the spa has deteriorated and needs replacing.

Building Hot Water Storage Tanks - \$10,000

The two existing Superstore indirect hot water storage tanks at the Athletic Center are original from 2003. They will be replaced with two Lochinvar indirect water heaters that are energy efficient and can be used if the remodel/expansion should happen in the future.

Automatic Door Lock System - \$2,500

The current keyless lock system at the Athletic Center, Trailhead, administration and operations buildings are outdated and require manual on-site updates. The purchase and installation of a new software system will allow administration via wireless activation and deactivation. This item is being further researched.

Tennis/Pickleball Court Crack repair - \$8,000

Annual crack repair of the pickleball and tennis courts. This does not include resurfacing.

Trailhead Projects **\$862,000**

TBD: Trailhead Pool Remodel Phase 1- \$856,000

OLC Aquatics & Norris Design (OLC) was retained in October 2017 to evaluate pool structures and mechanical systems and recommend repairs with schematics and costs. OLC and staff presented information in January, June, July and August 2018 to boards for discussion of potential project and scope.

Capital Improvements and Repairs required include:

- Main Pool
 - Some movement is evident
 - Shell finish is flaking
 - Exposed rebar is rusting
 - Exposed plumbing from cleaning system
 - Shell is salvageable, but needs work
- Baby Pool
 - Leaking severely

- Not salvageable
- Recommend removal and replacement
- Whirlpool Spa
 - Found multiple cracks in the shell
 - Not salvageable, recommend replacement to avoid excessive future maintenance costs
- Mechanical System
 - Equipment has reached the end of its useful life
- Proposed repairs and improvements in the schematic include:
 - Main pool repaired and one end modified to a zero-depth entry
 - New hot tub
 - New baby pool
 - Entire pool deck replaced with pavers and expanded
 - Addition of ADA accessible pathway
 - Projected cost \$1,656,300 (2019-2020)
 - *Note: Playground and entrance pavers optional \$205,000*

OLC is designing the schematic and completing construction documents to obtain quotes from general contractors and market pricing.





NEW NATURE PLAY

OPTIONAL, NOT IN BASE BID



CORDILLERA | TRAILHEAD AMENITY CENTER
08.08.2018



Trailhead LED Lighting - \$3,500

All light fixtures will be replaced with LED. The transition to LED will result in less labor and utility cost.

Automatic Door Lock System - \$2,500

The current keyless lock system at the Athletic Center, Trailhead, administration and operations buildings are outdated and require manual on-site updates. The purchase and installation of a new software system will allow administration via wireless activation and deactivation. This item is being further researched.

Cordillera Post Office Projects

\$83,500

Parcel Lockers - \$10,000

The current parcel lockers are no longer serviceable. The large parcel lockers on the north hallway of the post office will be replaced.

Interior Paint - \$10,500

The interior of the Cordillera Post Office/Café were painted in 2014. The interior will be painted to compliment the resurfaced floors, remodeled café area and office.

LED Lighting - \$3,500

All light fixtures will be replaced with LED. The transition to LED will result in less labor and utility costs.

Resurfacing of the Concrete Floors - \$12,500

The concrete floors of the administration building have not been resurfaced since 2002. The floors will be resurfaced by applying an epoxy coating with minimal anti-skid coating.

Post Office Patio Concrete - \$5,000

The patio at the post office has severe cracking and is chipping. Community operations staff will remove the patio and replaced it with new concrete patio. New wood stairs will also be installed up to the administration building.

Exterior Tables and Chairs - \$12,000

Three sets of patio furniture, including tables and chairs, will be purchased for the exterior patio.

Café and Post Office Remodel - \$30,000

A post office remodel was budgeted for 2018. With the additional projects planned for 2019, staff proposes to remodel the post office/café at the same time. The remodel includes:

- a new desk area for the postal clerk
- shelving
- package drop off area
- window to see front door
- new parcel and merchandise area
- removal of the café bar top and cabinets for more seating
- a small kitchen area with cabinets, countertop and small refrigerators.

The Vail Gondola Club furniture was recently refurbished and will be moved to the café.

CPOA Additional Projects

The following items have also been identified for Board consideration and are included in the current draft budget:

Athletic Center at Cordillera \$201,000

Paint Interior - \$17,000

The walls throughout the facility are scuffed and dirty. The last time the interior was painted was 10 years ago.

Resurface Parking Lot - \$68,000

The parking lot at the ACC is severely cracked and needs to be resurfaced. With increased usage of the building and pickleball courts an additional 10 parking spots would be added on the north side of the driveway entrance.

Updating Salt System for Pool - TBD

The salt system that was installed in 2014 was sized for minimal usage. Due to increased usage over the past three years the system could be increased. The salt generator cannot keep up with system demands, therefore chlorine is added to supplement. An larger salt generator and chlorinator would limit the daily addition of liquid chlorine and reduce the chemical exposure to swimmers. The system can be used if the remodel/expansion should happen in the future.

Tennis/Pickleball Court ProBounce System - \$90,000

This estimate includes the installation of two ProBounce court systems. This system would eliminate all cracking issues. This quote also includes the installation of four sets of permanent pickleball posts. With the proposed court configuration there would be one designated tennis court and four designated pickleball courts, optimizing available space. Under this program the courts would need to be resurfaced every five years at a cost of \$11,000 for both courts. The total life of ProBounce is approximately 20 years. Homestead Court Club and Town of Avon are both proposing ProBounce for installation in 2019.

Crack repair of existing asphalt courts is an annual maintenance item ranging from \$6,000 - \$10,000 without resurfacing. The proposed 2019 capital budget includes \$8,000 for this work. The pickleball courts were repaired and resurfaced in 2017 and the tennis courts in 2018. The cost to do the crack repair and resurface both courts is estimated at \$17,500 and would need to be done in 2020 under the current program.

Pool Deck Surface - \$26,000

The concrete deck is deteriorating. 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.

Updates

CPOA Election- August 17, 2018

The CPOA Board of Directors election has held August 17 during the Annual CPOA Meeting of the Members. Five candidates ran for one director position for a three-year term. Rick Smith finished his first term. The membership elected Ron Haynes whose term will expire August 2021.

The CPOA Board met in a Special Meeting Friday, September 7 to seat officers. The positions are as follows:

- Ed Shriner, President
- Mike Grier, Vice-President
- Ron Haynes, Treasurer
- Jerri More, Secretary
- Larry Brooks, Assistant Treasurer/Assistant Secretary

2018 Community Survey Report- September 6, 2018

The CMD and CPOA Boards are pleased to present the final results of the 2018 Cordillera Community Survey. Thank you to those who participated in this lengthy and important process. Public input is invaluable to shaping the future of the community. The survey results will be used for strategic planning and in developing work plans and budgets for 2019 and beyond.

Final Report

The survey was conducted in March and April by Andrej Birjulin, Confluence Research and Training, to assess the community's attitudes and preferences toward various existing amenities and services as well as toward those that are being considered for the future. The response rate for the survey was 66 percent of properties (475 unique households with a total of 630 respondents).

Finance

Audit

- Staff received a preliminary Cordillera Metropolitan District audit report from McMahon & Associates to review.
- Cordillera Property Owners Association tax return and associated audit are being finalized with McMahon & Associates.
- Board Presidents and Treasures reviewed initial drafts and management letters.
- Both 2017 Audits will be available for the October 19 board meetings.

Accounting

- Staff implemented procedures for clearing the due to/from amounts between CMD and CPOA as well as paying the budgeted service agreement from CPOA to CMD on a quarterly basis.

- The annual sewer lift billings was completed in August.

Budgets

- Managers received the 2019 budget guidelines as well as a budget timeline.
- Managers also received newly revised worksheets for 2019 to support budget planning efforts.
- Comprehensive summary worksheets for both CMD and CPOA were compiled for presentation to the Board September 21.

Treasurers Meeting

- Board presidents and treasurers met September 13 to review in detail the 2019 proposed budget for both CMD and CPOA.

RETA

- \$787,230 in revenue was collected through September 14.

Delinquent Accounts

2018 and prior years homeowners

- Original AR balance = \$320,282.58
- Current AR balance = \$237,730.49
- Homeowners (5) on payment plans = \$47,318.15
- Staff is working with Jerry Oliver on legal action for the 12 severely delinquent property owners.
- Regular payments are being received from the 5 property owners on payments plans.

2018 Delinquencies

- Original AR balance = \$91,825.57
- Current AR balance = \$25,095.31

Currently, 8 homeowners are delinquent in paying their 2018 dues. Legal counsel is mailing a final notice to demand payment.

Human Resources

Anniversaries

Manny Rodriguez, Community Operations – 2 years

Aubrey Lewis, Recreation – 5 years

Jon Reid, Community Operations – 5 years

Brian Somers, Public Safety – 7 years

Hiring

Abby Beary started training with public safety to cover both gates and patrol. Abby recently moved to the Vail Valley after graduating with a degree in criminal justice from the University of Louisiana. This will be her first full winter experience, having grown up in Louisiana. She has taken some ski trips to Colorado before, so she is excited to improve her skiing and explore the mountains in her new home.

Arthur Relech will work weekends for public safety. Arthur is a Supply Sergeant for the National Guard stationed at the High Altitude Aviation Training Site in Gypsum. Previous to his position with the National Guard, he served for 12 years in the U.S. Army and completed three tours in Iraq. Arthur is originally from Guam, and his wife and children are in the process of relocating to the area from Colorado Springs where he was recently stationed.

Kristen Barlett joined the equestrian team part-time. Kristen grew up in the Vail Valley and recently returned to the mountains from California. She has significant experience riding, and immediately pursued a return to her roots at the Cordillera barn when she returned to Vail.

Open Positions

Part time positions are available for athletic center attendants and barn hands.

Training and Career Development

Clint Forstrom and Joe Helminski are enrolled in a project manager certification course offered by Peak Business Management in partnership with the Vail Valley Partnership. The class is held on Fridays during September and October and will prepare them to sit for the Project+ exam.

Bill Wentworth and Gary Zentz are attending the Colorado Wildland Fire Conference in mid-September in Crested Butte. This year's conference will provide an in-depth exploration of how human dimensions affect community adaptation to wildfire in order to examine why people adopt or reject best fire safety practices. Fire mitigation experts, policy makers and community planners from around the Rocky Mountain region plan and attend this annual conference.

Workers Compensation

There were no new workers compensation claims during August or September. There were three worker's comp claims during July, two of which are still open. These claims followed a 14-month period of no claims.

Benefits

Planning for 2019 benefits is underway. Plan renewal information should be available during the last week of September allowing financial projections to be updated in the budget in early October.

Communications

Website

Website content changes included:

- Updating calendar, staff directory, news flash and service contractor electronic and paper registration forms.
- Publishing the community survey results and modifications to the fire restrictions.
- Posting board agendas and minutes.

Communications

- Four "Cordillera Connection" newsletters were sent with an average 62 percent open rate.

- Fifteen “Official News and Update” flashes were sent. Topics included: board meeting summaries, anticipated water outage, candidate forum, fishing and fire restrictions, and Cordillera safety event among others. The open rate averaged 59.2 percent.
- Ongoing social media updates continue. Recent posts included pictures from the Meet Your Neighbor Friday gatherings, the safety event and the river clean up.
- Fire prevention, mitigation and situational awareness messages were included in communications throughout the summer. The messages parallel information communicated from the USFS and other jurisdictions in Eagle County. Property owners are strongly encouraged to sign up for ECAAlert.org as it is the primary notification system for Eagle County emergency response agencies.

Advertising

- Vail Daily and local radio ads ran for Sounds of Summer concert with Mark Powell.
- The brand awareness campaign with KUNC continued through August 27 including spots on “Morning Edition” and “All Things Considered;” the spots promote the Cordillera lifestyle.
- Staff renewed the Visit Vail Valley magazine contract. The ad was submitted September 10 and the 2019 issue will be in stands in November.
- Staff submitted the ad for the December issue of Mountain Living and Vail Beaver Creek magazine.

Events

Sounds of Summer

Due to heavy rain and lightning, the Cordillera Sounds of Summer Concert featuring Mark Powell and Lariat was canceled. The concert venue was also wet and muddy. While other options were considered, no other venue could accommodate the event on such late notice.

Welcome Committee Friday Afternoon Gathering

The Cordillera Welcome Committee hosted monthly casual gatherings for existing and new property owners. The social events occurred August 10 and September 7, each with approximately 40 people; the next gathering is October 5 from 4:30 – 6 p.m. at the Trailhead.

Coffee Talks

Coffee Talks, following the Board meetings in July and August, provided community members the opportunity to talk with board members about current community issues and happenings. At the August 21 Coffee Talk, Mike Budd of Berkshire Hathaway Home Services Colorado Properties presented information on Cordillera and Vail Valley real estate trends.

Cordillera Safety Event

The Cordillera Safety Event was held August 27 for property owners to hear from experts from Eagle River Fire Protection District, Eagle County Sheriff’s Office and Sustainable Communities and Eagle County Paramedic Services on best practices to keep themselves and their properties safe. Cordillera Public Safety was also available to answer questions, specifically about evacuation routes and lockboxes.

Approximately 30 property owners attended the event with one property owner commenting “My wife and I attended the Cordillera Safety Event. We agree that, in our opinion, it was one of the most well done and informative events we’ve attended anywhere. Put another way, what was presented met the practical needs of the people of this area. Thank you for your time and effort and thanks also to the exhibitors.”

High Five Access Media videotaped public service messages which, when edited, will be posted to the website and shared with our partners and on social media.

During the event computers were available for community members to sign up for EC Alert. There are currently 1,359 contacts for Cordillera (1,094 via data that the County purchased from telephone providers and 264 that self-subscribed) some of which are multiple accounts for one property. After the event an EC Alert was sent to just Cordillera subscribers: “Thank you to all Cordillera residents who participated in today's Safety Event. For those of you who were unable to attend, a recap of the information presented will be posted to cordilleraliving.com and on High Five Media/TV 5.”

Recreation

Management Team Report

Vail Gondola Club

Ski Season Dates

- Vail Mountain is scheduled to open for the season Friday, November 16 and close Sunday, April 21.
- The Vail Gondola Club will open for the 2018/2019 ski season Monday, November 12.

Advisory Committee Meeting

The Vail Gondola Club advisory committee met September 11. 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, Gordon McLean and David Bentley.

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 23 or September 30
- 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.

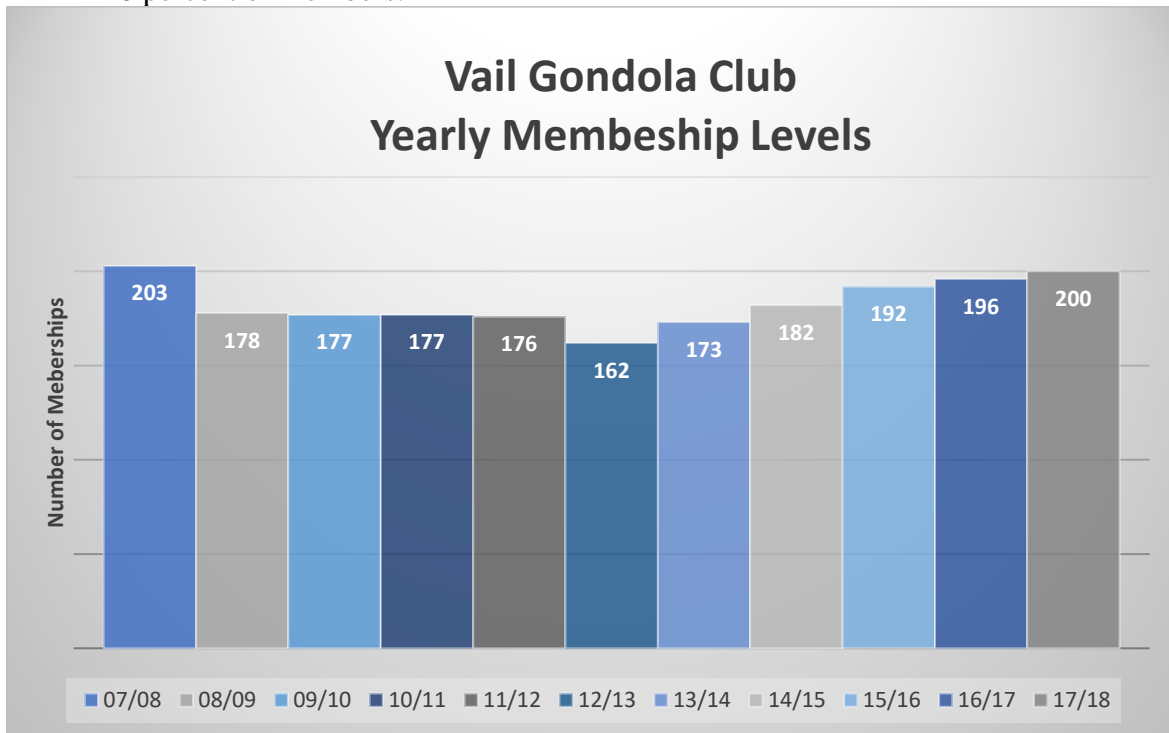
Begin and end your ski day this season in the comforts of this handsome club. Offering ski-in, ski-out access, continental breakfast service, après ski service, boot drying, outsourced ski tuning, rental programs and much more. This premiere recreational and social amenity is a home away from home to 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 memberships remaining. For additional details on membership and rates contact Joe Helminski at 970-343-2229 or email jhelminski@cordillerametro.org.

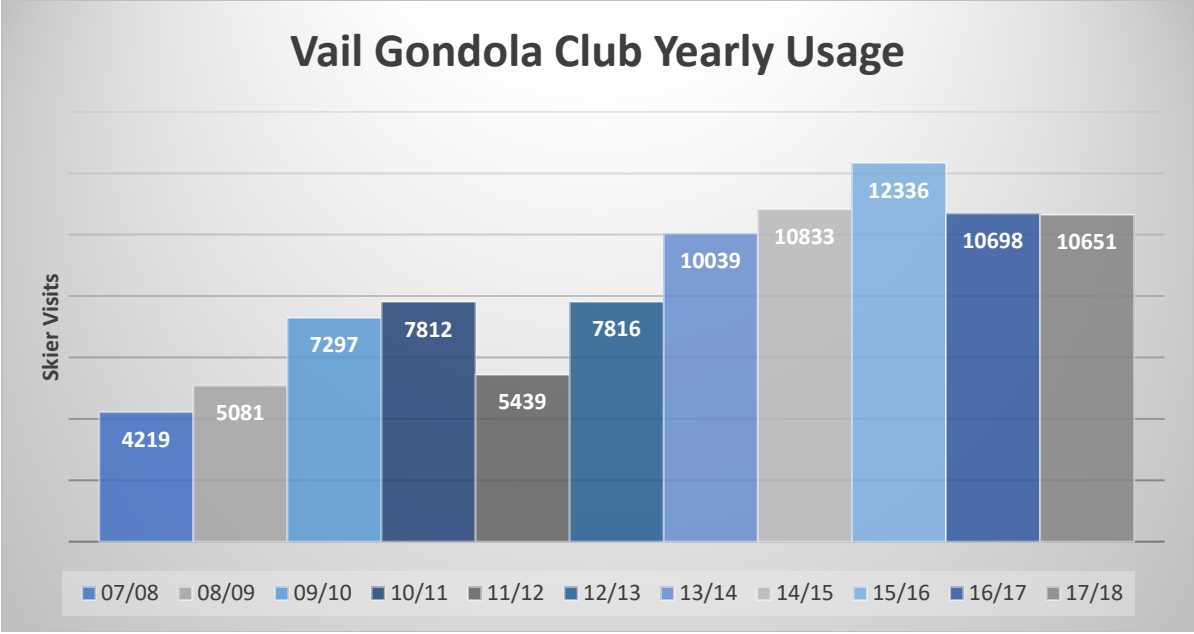
Membership Status

- Memberships sold 2016 - 17, resignations - 10
- Memberships sold 2017 - 12, resignations - 6
- Memberships sold 2018 - 5, resignations - 3
- Current members - 200
- Total revenue generating units - 199
- Memberships available - 5
- As of September 2018, the club has 200 members with five memberships available. Five sales were made this year versus three resignations. Just over 50 percent of members are Cordillera Property Owners not including the Valley Club who make up for an additional 10 percent of members.



Usage

Despite a slow start and a marginal snowfall year, the Vail Gondola Club had less than 50 fewer skiers in 2017/2018 when compared to the previous ski season. The club had 10,651 unique skier visits including 7,453 by members and 3,198 by their guests. The 2015/2016 season was the busiest to date with over 12,300 skiers.



Athletic Center

Hours

Cordillera Property Owner Association members have access seven days a week to the Athletic Center at Cordillera (ACC). The ACC provides attendant assistance from 7 a.m. to 9 p.m. Weight and cardio machines, fitness class studio, locker rooms, steam rooms and the pool/spa are also available unattended from 4 to 7 a.m. with a proximity/key card.

Fitness Classes / Workshops

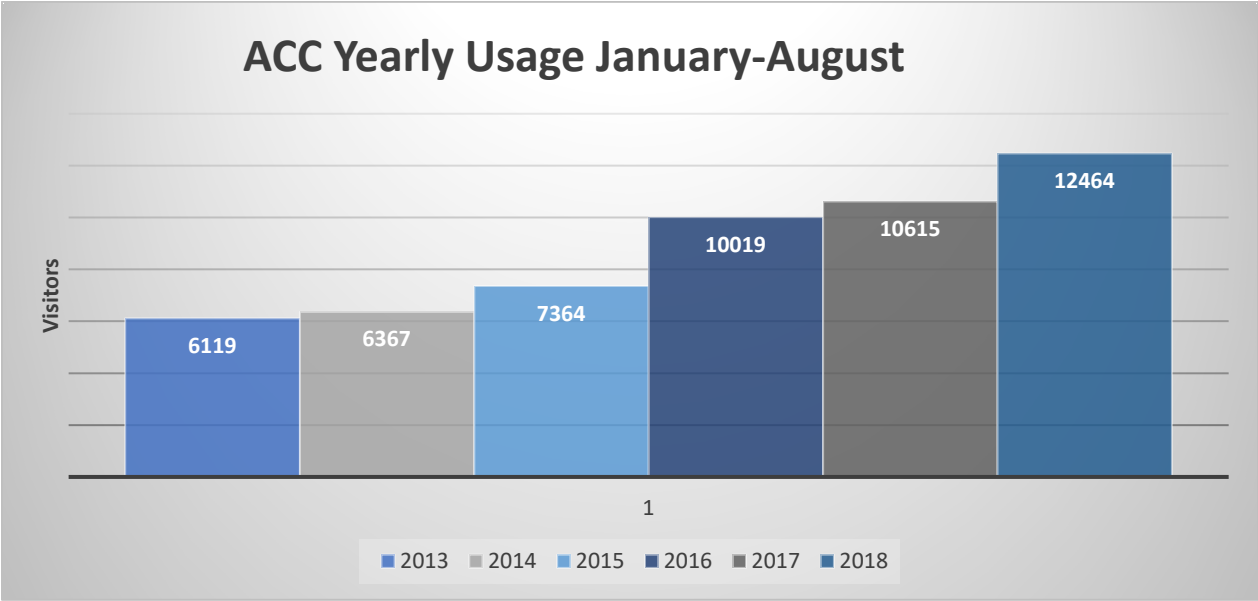
As many as 13 complimentary fitness classes were available to property owners during the peak season. Those classes included Monday and Friday total body classes with Athletic Center Coordinator, Polly Johnson, tai chi, hydro cycle, yoga, Zumba, arms to abs and Basi Pilates. Additional yoga workshops were held during July and August.

Pickleball

- Pickleball players officially kicked off their summer Wednesday, June 13, from 9 to 11 a.m. Athletic center staff provided complimentary coffee, light breakfast items and fruit. Between 25-35 players were in attendance.
- On June 24, from 9 to 11 a.m. a pickleball clinic was held with local tennis professional Mike Evans. Mike provided pointers and helped share the game with newcomers. Between 25-35 players were in attendance.
- Drop in pickleball play occurs every day from 9 to 11 a.m. except Tuesday and Thursday.
- On August 8, at 11:30 a.m. pickleball players enjoyed a luncheon on the Athletic Center back patio.

Usage

- July and August were the busiest months to date at the Athletic Center. The club averaged 83 and 86 users per day respectively during those two months.
- There were nearly 17,000 facility users total in 2017, averaging 46 per day.



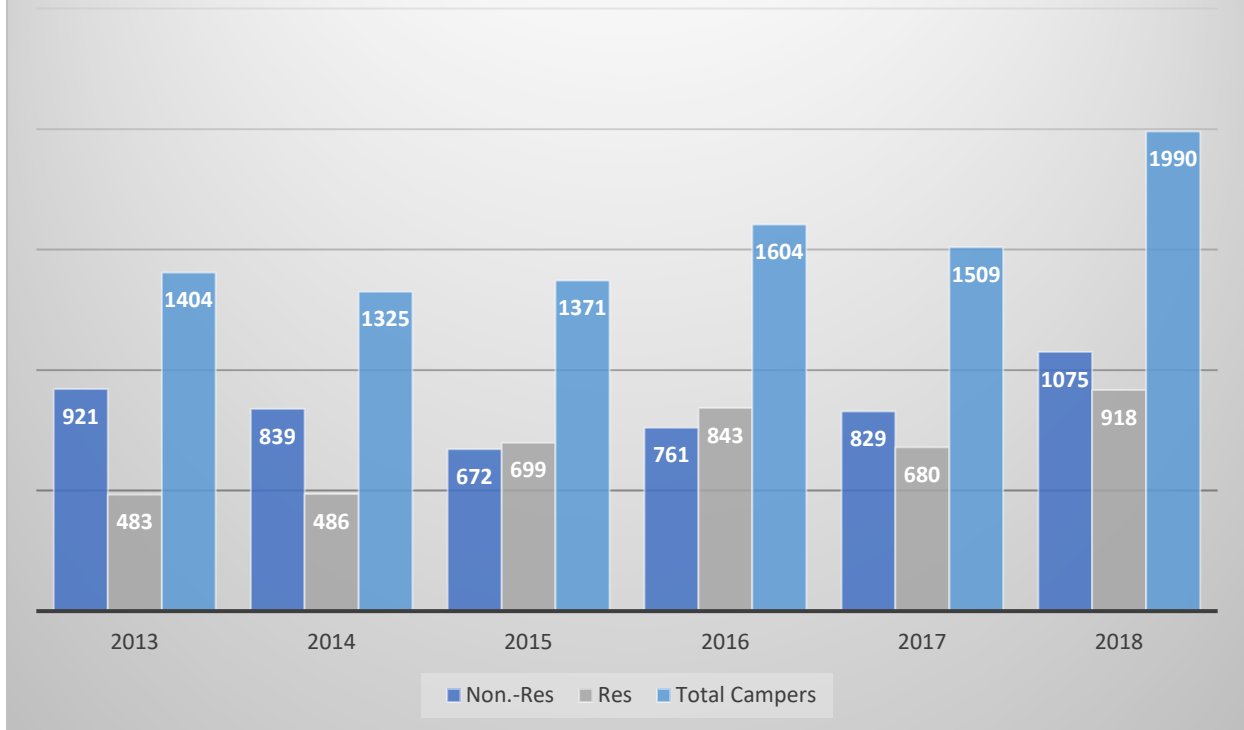
Cordillera Day Camp/Trailhead Pool Complex

Camp Attendance

During the summer of 2018 the camp average 31 campers per day, up 15 percent from 2017. The attendance was 54 percent non property owners.

Usage

Cordillera Day Camp Yearly Attendace



Camp Dates

- Registration opened April 16, 2018.
- Camp was offered Monday through Friday, June 4, through August 31, 2018 for children ages 5 - 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

\$45 Property owners/residents, \$48 non property owners (\$10 drop in fee). An additional \$20 fee was required for professional sport instruction.

Trailhead Pool

- The Pool Complex was open daily from 11 a.m. to 7 p.m., Saturday, May 27, through Monday, September 4.
- Just over 4,000 swimmers visited the pool over the summer (not including camp). Over the past six summers the pool averaged 3,636 pool visitors per season.

Short Course

Operations

The Short Course at Cordillera tee times currently start at 9 a.m. and the last tee time of the day is at 6 p.m. Range opens 30 minutes before the first tee time until 6 p.m. Players can walk or carts are available for a fee. The Course is closed on Wednesdays for maintenance. The Course is open to Cordillera Property Owners Association and Club at Cordillera members for no cost (including children under the age of 25). Family, guest and the public can play for a fee. Parking is available along Kensington Court.

Community Enrichment Events

Cordillera Metro District staff offered a variety of enrichment events in an effort to supplement the robust schedules of the Club at Cordillera, Bearcat Stables and valley wide organizations. Highlights include art classes, concerts, wine tastings, dinners, cooking classes, luncheons, fly fishing, hiking, community day, Independence Day events and more.

On October 1, at the Trailhead, a Monday Night Football Chili Cookoff is planned beginning at 5:30 p.m.

Operations

Management Team Report

Road Program and Traffic Calming

Paving of Winchester and the Equestrian Center driveway are complete, on-time and within budget.

Shared Driveway Easements

Cordillera Metropolitan District conducted an extensive shared drive assessment and found 20 of the shared drives in Cordillera are not owned by CMD. In an effort to be consistent throughout Cordillera and provide the same services to all property owners, CMD would like to undertake all the major responsibilities that come with road ownership on the shared drives, including snow removal, paving, patching, crack filling and shouldering. To do this, CMD needs the requisite authority to be on the property, so staff contacted property owners to request an access easement. Property owners received notices from CMD in February, May and August 2018. Seven easement agreements have been signed and returned. Thirteen remain outstanding and have a submission deadline of September 28. If agreements are not received, operations will be revised accordingly.

Noxious Weeds

Noxious weeds notices were sent to 60 properties in the upper Ranch and Summit neighborhoods with extensive weed infestations. Over 20 properties have implemented weed control measures.

Weed spraying is complete and within budget on CMD-owned lands.

**Between Eagle County, Squaw Creek Metropolitan District, and the
Cordillera Valley Club Property Owners Association, Inc. for Year 2000
Weed Control at Cordillera and Cordillera Valley Club**

The NOXIOUS WEED MANAGEMENT AGREEMENT ("Agreement") is made effective as of the 1st day of April 2000 by and between Eagle County, a body corporate and politic, ("County"), Squaw Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado ("District"), and the Cordillera Valley Club Property Owners Association, Inc. ("Association").

1. Delegation of Authority. County hereby appoints District to serve as the *"local governing body"* for the Covered Property (as the italicized term is defined and used in the Act) and delegates to District the County's authority for performing a noxious weed management program as outlined in the District's Management Plan within the Covered Property. Association hereby consents to said appointment and delegation with respect to the Covered Property within the Edwards district boundaries; i.e., Cordillera Valley Club.

Squaw Creek Repairs

Eagle County removed the dead and diseased trees on Squaw Creek Road and Hwy 6. In addition, they will be making repairs to Squaw Creek Road by the end of the month.

Pool Maintenance

The facilities team drained the athletic center pool and performed annual maintenance.

Short Course Water Feature and Pond Repairs

Alliance Landscaping and Water Features (ALWF) will start the Short Course water feature repairs mid October. Alliance will install a 36 mil UV stable reinforced polyethylene liner that comes with a manufacture warranty of 20 years. Alliance proposes one mobilization to perform all work. The streams will remain similar in size and design with the exception that they will receive a 4" thick concrete protective layer over the new liner. Existing stream cobble, rock, boulder and dirt will be harvested and reinstalled on top of the concrete to create natural appearance. The ponds will receive a 10-12-foot-wide concrete shoreline to protect the liner from damage by large animals that walk into the pond for water. The existing liner will be harvested and stockpiled for disposal. Any existing concrete shoreline will be demolished and then buried under the pond and compacted. The pond and the stream sub grade will be regraded and compacted before installing an 8 ounce geo textile fabric for liner protection.

Trails

- The Zin Yordi trail was rerouted away from several dead lodge pole pine trees to an area above Elk Woods for hiker safety.
- Staff is determining the number of new signs needed for the trails.

- Staff installed a new sprayer on the trail’s all-terrain vehicle to help with the weed mitigation effort on open space.

River Parcel and Ponds

- Operations staff and homeowners participated in the annual river clean up September 8.
- The Red Draw pond water feature pumps were replaced after being struck by lightning.

Fleet

- The capital project to coat the shop floor finished on time and \$2,000 over budget due to crack repairs from settling.
- Two new small plow trucks were delivered and will have strobes, radios and decals installed.

Equestrian Center

- The entire interior of the CEC was retrofitted with new LED fixtures which replaced outdated metal halide lights. As a result, the CEC electrical bill decreased by half.
- A new farrier stall was built for ease in installing horseshoes (it also has LED lights).

Public Safety and DRB

Management Team Report

Incident Reports

Cordillera Public Safety responded to 89 calls in August and early September. Hunting season is underway; this year staff has encountered more hunters without passes. A number of these hunters are new homeowners while others were relatives (which are considered guests). Owners are not required to register with public safety; however, relatives and guests are required to register. It helps public safety monitor hunting access when property owners register.

On August 7, a 911 call was made by the Equestrian Center staff; public safety responded to find a female boarder being treated by ERFPD Engine 15 personnel. The woman was riding, her horse tripped on a cavaletti and she came off forward over the horse’s shoulder. The woman sustained a shoulder or upper back injury and was treated by EMS and then transported to Vail Health.

On August 17, there was a complaint about short term renters in the Kensington neighborhood. The report was called in at 7 p.m.; renters in one of the homes were enjoying the hot tub and their dog was running around the yard barking. A public safety officer spoke to the renters about the pet and noise policies. The renters complied thereafter.

On September 8, public safety received a report of cars parked on both sides of Pine Marten for a large party. Public safety officers responded to the scene and talked to a responsible party at the house, reminding them of the one-side of the street parking regulation. The vehicles were moved in a timely manner.

Healthy Forests

Open Space

- A mastication project above Black Bear Trail is scheduled to begin the first week in October. The goal of this process is to grind dead trees into the soil thus removing the fuels and also to stimulate the regrowth of new aspen trees.
- Staff will remove dead and down trees above Bearden and below the clear cut. There are currently timber piles that will be removed.
- The removal of fuels below Greyhawk has begun. The downed timber is currently piled and ready for removal.

Private Property Wildfire Mitigation Progress

Currently 90 properties have completed mitigation work and 48 are in the process. There are 32 properties needing work that have not responded to the first request letter, sent in mid April. Staff is in the process of trying to contact these property owners again via a second letter, emails and phone calls.

Hunting access to public land policy

PROPERTY OWNERS:

- May access public land for hunting thru open space
- Includes immediate family members
- Are **not required** to register with public safety
- We **ask** them to register because it greatly helps public safety monitor the hunting activity
- May bring guests with them

NON-PROPERTY OWNERS (GUESTS):

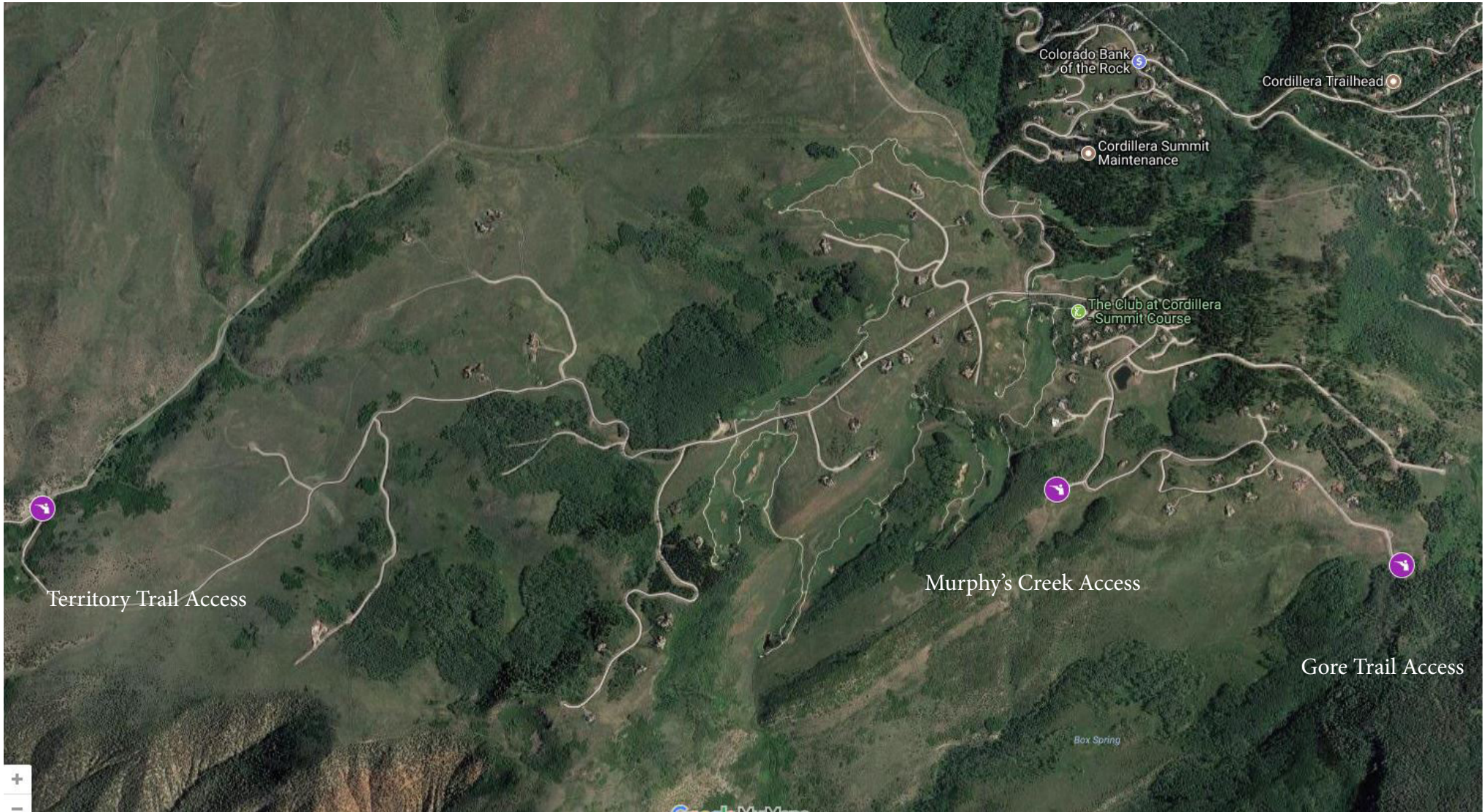
- **Must** register with Public Safety
- **Must** have permission from a property owner to be considered their guest (will be confirmed with the property owner)
- **Must** provide Public Safety with owners contact information
- When hunting without the accompaniment of an owner may **only access** public land from **Gore Trail**
- **MAY NOT BRING GUESTS**

THERE IS NO ACCESS TO PUBLIC LAND FOR HUNTING ON THE RANCH OR THE DIVIDE.

All owners and guests must abide by all Colorado hunting regulations.

Contact: Bill Wentworth at 970-306-3632 or bwentworth@cordillerametro.org

Hunting Access



Design Review Board

Buildout Analysis

Buildout Analysis						
Neighborhood	Total Allowed*	Actual **	Completed	Review	Construction	% Buildout**
Divide-minus 60 Lodge	202	195	165	1	3	85%
Ranch	400	394	317		1	80%
Summit	248	241	102	2	3	42%
Totals (PUD 910)	850	830	584	3	7	70%

* 850 + 60 = 910 Total density allowed by the current PUD

** Includes lots that have been combine. Does not include properties under construction

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

Review Process	
Divide	Status
420 Little Andorra	Final 6.12.18

Ranch	Status
205 Elk Springs Tr	Final inspection

Ranch	Status

Summit	Status
722 Granite Springs	Framing
1596 Gore Trail	Foundation - ILC

Summit	Status
84 Martingale	Technical 8.16.18
92 Sunquist	predesign 5.8.18

Territories	Status
19 Territories	Final

Territories	Status

DRB Agendas & Minutes

June 12, 2018 Minutes

Design Review Board - Minutes
 Tuesday, 12 June 2018
 408 Carterville Road, Cordillera, Colorado

ATTENDANCE

Members Present Gene Shanahan - Chair

Lee Hegner – Board Member
 David Staat – Board Member
 Judy LaSpada - Board Member
 Dennis Moran – Board Member
 Members Absent Eric Jung – Board Member
 Henry Reed - Board Member
 Others present: Millie Aldrich - DRB Administrator
 Paul Miller - DRB Architectural Consultant
 Ric Fields – DRB Landscape Architect (10:15am – 12:25pm)
 Ed Shriner – COPA president (9:03am – 10:10am)

CALL TO ORDER

9:03 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

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

DISCLOSURE MATTERS – Millie Aldrich has a conflict of interest and removed herself during the discussion of 123 Pine Martin.

APPROVAL OF AGENDA –DRB unanimously approved the agenda.

APPROVAL OF MINUTES – Minutes from May 8, 2018 approved, moved by Hegner second by Moran all in favor.

SITE VISIT – Home Tour: Projects approved within 5 years
p.m.

10:15 a.m. – 12:25

PUBLIC INPUT – John Seltzer resident in Martingale Lane was in support of 84 Martingale Lane accessing from Gore Trail.

DRB ACTION ITEM –

1. **Summit Builders 16, LLC** – 84 Martingale Ln

12:30 p.m.

Review: Sketch

Present: Scott Turnipseed and Brennen Fitzgerald

Sketch – approved with comments, moved by Hegner second by Moran all in favor.

(See memo located in page 4)

2. **Lauterbach Residence – 205 Elk Springs**

1:07 p.m.

Review: Changes to approved plans

Present: Michael Lauterbach

Board Comments:

- Application fee required for approval of \$500
- Entry steps colored concrete
 - Board encouraged applicant to use stone pavers, matching entry

- Entry steel channel must have 8x10 post, matching entry
 - Landing wider outside post
- Chimney removal
- Revised landscape plan

**Motion to Approve modification once the application fee of \$500 has been received,
moved by Hegner second by Moran all in favor.**

3. McCarty Residence – 322 Granada Glen 1:32 p.m.

Modifications to approved plans: leach field encroachment, landscape plan

Present: John & Linda McCarty - Owner, Don Dotson – Contractor

- Drawings submitted do not represent existing conditions
 - Topography
 - Hillside cut
 - Location of retaining walls

Board Comments:

- Provide a topographic drawing that reflect existing conditions: existing grades, hillside cut, leach field location, driveway, house, etc.
- Provide proposed site plan and landscape plan that reflect existing conditions

3.02.05 Grading and Drainage

A. Site development and construction shall minimize impacts upon the existing natural landforms and drainage patterns. In no instances shall the design and construction of improvements on a lot cause a condition that leads to soil erosion. Erosion control measures are outlined in the Construction Regulations section of this document.

C. Cut and fill slopes should be kept to a minimum by utilizing the natural contours of a lot in the design of buildings and site improvements. The maximum allowable cut is twelve feet. When cut and fill slopes cannot be avoided, they shall be feathered into the existing terrain and re-vegetated to blend with adjacent vegetation. Final grading of long slopes should be designed to avoid unnaturally broad, flat surfaces. Allowable slopes for cut and fill banks should be based upon site specific soil characteristics, but in no case should they be greater than a 2:1 slope. Re-contouring of large areas or “over lot” grading is prohibited. Finish grading shall be consistent with existing contours. This includes areas between retaining walls and for areas assigned to native planting areas. Flatter areas are permitted within the manicured areas at the discretion of the Design Review Board.

- DRB Landscape Architect comments from 4.19.18, attached
- Leach field was constructed in a utility easement
 - Improvement Agreement must be sign between owner and CPOA, attached
- DRB application required
- DRB fee required, fee amount determined by Board.

4. Miller Residence – 35 Stag Gulch

2:32 p.m.

Project without approval: Aspen log gazebo structure

Present: Terry & Donna Miller - Owner

- The structure evolved from fire mitigation, there were dead standing or fallen aspens that the owner erected on the lower property
 - Located outside of the 30ft. fire mitigation
 - Natural wood chip floor, no slab or elevated floor that would inhibit drainage flow
 - Materials used were repurposed from fire mitigation on site

Board Comments:

- Variance Application required for approval
- Structure is located outside the building envelope and height greater than 42”
- Structure is located within a drainage easement

5. 123 Pine Martin – deck addition

3:00 p.m.

Modification: deck and hot tub addition

Present: Millie Aldrich, Architect – Pure Design Studio

- Expand existing deck 10ft towards the west
 - Located within the building envelope
 - Match existing materials
- Relocate hot tub access from deck
 - Hot tub semi-recessed in stone enclosure, continue existing stone wall for hot tub
 - Located within the building envelope

Board Comments:

- Approved, moved by Moran second by Hegner all in favor.

STAFF APPROVALS - 4

- Thorn Residence – 923 Summit Trail – hot tub / patio - Final – DRB approved
- Wolff Residence – 950 Cordillera Way – hot tub / patio - Final – DRB approved
- DiGiannantonio Residence – 64 Saddle Ridge – new deck rail – Final – HOA/DRB approved
- McClure Residence – 190 Elk Springs Trail – patio – Final – DRB approved

SINGLE FAMILY CONSTRUCTION STARTS – 1

- 1596 Gore Trail – Dolan Residence

SINGLE FAMILY INSPECTIONS – 0

ADMINISTRATIVE UPDATES

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

COMPLIANCE OFFICER UPDATES

ADJOURNMENT

3:28 p.m.

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

Design Review Board - Staff Memorandum Date: 6/12/2018
Applicant: Summit Builders 16, LLC
Location: 84 Martingale / Lot 31, Filing 37
Representative: Scott Turnipseed / Brennen Fitzgerald –Architect
Staff Contact: Millie Aldrich, Coordinator
Review: Sketch

Project Overview

The 84 Martingale is a new residence located off Gore Trail / Lot 31, Filing 37. The site is .824 acres. The proposed residence is 3,922 square feet, per drawing set 6/1/18. The Residence is being reviewed today for Sketch approval and is subject to the Ranch / Summit Design Guidelines.

Board Comments:

Landscape & Site Plan

- Reduce the sod on the ease side of the house and along the drive
- Create stone boarder between drive and landscape
- Indicate 30ft fire mitigation line
- Culvert ends to be screened with stone

Plan and Elevations

- Change roof pitch to 8:12
- Develop the architectural character of the garage and entry doors

General:

The Board had minimum comments, will be a nice addition to the community.

Sketch - Approved with comments, moved by Hegner second by Moran all in favor.

July 10, 2018 Minutes

Design Review Board - Minutes
 Tuesday, 10 July 2018
 408 Carterville Road, Cordillera, Colorado

ATTENDANCE

Members Present Gene Shanahan - Chair
 Lee Hegner – Board Member
 David Staat – Board Member
 Henry Reed - Board Member

Members Absent Eric Jung – Board Member
 Judy LaSpada - Board Member
 Dennis Moran – Board Member

Others present: Millie Aldrich - DRB Administrator
Paul Miller - DRB Architectural Consultant
Ed Shriner – COPA president

CALL TO ORDER

8:37 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

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

DISCLOSURE MATTERS – No conflicts of interest were noted.

APPROVAL OF AGENDA –DRB unanimously approved the agenda.

APPROVAL OF MINUTES – Minutes from June 12, 2018 approved, moved by Hegner second by Staat all in favor.

PUBLIC INPUT – No public input was noted.

DRB ACTION ITEM –

6. **Summit Builders 16, LLC** – 84 Martingale Ln **9:20 a.m.**
Review: Final
Present: Scott Turnipseed
Final – approved with comments, moved by Hegner second by Staat all in favor.
(See memo located in page 4)

7. **Dolan Residence** – 1596 Gore Trail **9:45 a.m.**
Review: Changes to Approved Plans
Present: Adam Harrison – Shepherd Resources
Board Comments:
- Provide entry roof detail
 - Keep original count and layout of trees along driveway and garage
 - 4 Aspens to be removed in the south-east area of property
 - Shrubs can be removed as submitted
 - Aspens can be reduced to 2-2 1/2” caliper

Motion to Approve modification with comments, moved by Staat second by all in favor.

STAFF APPROVALS - 6

- Gordon Residence – 123 Pine Martin – enlarge deck relocate hot tub - Final – DRB approved
- Palic Residence – 375 Red Draw – color change / variance - Final – DRB approved
- Szymela Residence – 9 Penncross Ln – AC condenser unit – Final – HOA / DRB approved
- Christie Residence – 50 Elk Springs Ct – re-roof – Final – DRB approved

- Brunner Residence – 292 Red Draw – gas fire pit – Final – DRB approved
- Lauterbach Residence – 205 Elk Springs – changes to approved plans, Final – DRB approved

SINGLE FAMILY CONSTRUCTION STARTS – 0

SINGLE FAMILY INSPECTIONS – 2

- 340 Cordillera Way – Kedrowski Residence (remaining landscape deposit)
- 343 Pine Martin - Reed Residence (remaining landscape deposit)

ADMINISTRATIVE UPDATES

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

COMPLIANCE OFFICER UPDATES

- 220 Casteel: adjacent neighbor Mike Hamrick has retained an attorney, letter from Causey & Howard Attorneys & Counselors at Law was submitted to the Board. DRB Administrator will follow up with Mike Quagliano to schedule a meeting with the DRB to discuss completion time and jobsite clean-up.
- 465 Little Andorra: owner has not submitted a construction schedule for completion. There has been very little activity on the project. DRB Administrator will send a violation letter to the owner.

ADJOURNMENT

10:55 a.m.

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

Design Review Board - Staff Memorandum

Date: 7/10/2018

Applicant: Summit Builders 16, LLC
Location: 84 Martingale / Lot 31, Filing 37
Representative: Scott Turnipseed
Staff Contact: Millie Aldrich, Coordinator
Review: Final

Project Overview

The 84 Martingale is a new residence located off Gore Trail / Lot 31, Filing 37. The site is .824 acres. The proposed residence is 3,922 square feet, per drawing set 6/12/18. The Residence is being reviewed today for Final approval and is subject to the Ranch / Summit Design Guidelines.

Board Comments:

Landscape & Site Plan

- Reduce the sod on the ease side of the house and along the drive and add around the parking area.
- Create a low boulder wall along the north lawn to define an edge between manicured sod and native grass

- Manicured sod should have a metal edging to prevent native grass taking over the sod area
- South grading elevation 9080 and 9078 exceeds 2:1 slope
- Extend culvert south-west end by 10 ft to provide additional landscape entrance.
- Relocate address marker to other side, easier for approaching vehicles to see
- Limits of Disturbance located outside property line
- Sheet L1 does not show limits of disturbance for utility connections
 - This area must be revegetated
- Clarify the note: *cobble strip where roof dripline drops to bark much*

Plan and Elevations

- Angled wall for meter closet and master bath window is not a consistent expression in the overall design and should be removed
- Siding change on the garage door looks like the window was filled in
 - Continue horizontal siding rather than mimicking a window
- Revise herringbone pattern on electrical meter to match entry and garage door.
- Wall sections show exposed concrete; exposed concrete is prohibited
- Drafting errors:
 - North elevation – master bath bump out is proud of master suite and guest suite, elevation of the roof shows the opposite
 - Master bump out appears to have a stone base and wood bump out the tub windows, elevations do not reflect these materials
 - Front elevation – shed roof and dormer appears there would be more shed roof showing
 - Building Detail – asphalt roofing is prohibited
- To Be Determined must be Determined; window sill detail; roofing material
- Shed roofs have 12” overhangs – 36” are preferred
 - Board approves the overhangs being less at the shed roofs
- No exposed rafter tails
 - Board approved no rafter tails

Final - Approved with comments, moved by Hegner second by Staat all in favor.

August 14, 2018 Agenda

Design Review Board
August 14, 2018 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 for site visits:

8:50 a.m. 1187 Gore Trail – garage addition, accessory building
35 Red Draw – new construction single family house

10 a.m. Call to order

Approval of July Minutes
Review Agenda - Project overview

10:30 a.m. Mocevic Residence – 35 Red Draw – Sketch Review
Applicant: Anna Griffith - TAB Associates

11:15 a.m. Jennings Residence – 420 Little Andorra – Final Review
Applicant: John Martin – Martin/ Manley

12 p.m. Smith Residence – 1187 Gore Trail – Garage workshop and Accessory Building
Applicant: Millie Aldrich - Pure Design Studio

Staff Approvals – 4

Warren Residence – 235 Saddle Ridge – Ext. Light - Final – HOA / DRB approved
McCormick Residence – 254 Pine Martin – Landscape addition - Final – DRB

approved

Brewster Residence – 52 Sun Dance – new roof – Final – HOA / DRB approved
Bearcat HOA – Bearcat – Ext. Light – Final – HOA / DRB approved

Single Family Construction Starts – 0

Single Family Final Inspection – 0

Staff Updates

Active Construction Sites / Build-out Analysis
Construction Schedule

Compliance Officer Updates

220 Casteel – Third Notice

- Clean up jobsite trash and debris
- Update construction schedule

August 20th the compliance deposit will be used to clean up the site and spray noxious weeds, if owner do not contact the DRB Coordinator.

465 Little Andorra – Second and Third Notice

- Clean up jobsite trash and debris
- Update construction schedule

August 20th the compliance deposit will be used to clean up the site and spray noxious weeds, if owner do not contact the DRB Coordinator.

Other Business

DRB Fees – minimum fee for small projects

- Some homeowners feel the minimum fee is too high for small projects

Tree removal for views

- Realtors have mentioned Cordillera property is difficult to sell because a protentional buyer cannot see the views, and the DRB should allow trees to be removed.

1:15 p.m. Adjourn

August 14, 2018 Minutes

Design Review Board - Minutes

Final – Approved with Comments

(See memo located in page 5)

10. Smith Residence – 1187 Gore Trail

12:15 a.m.

Review: Final

Present: Millie Aldrich – Pure Design Studio, Ric Fields – Fieldscape

Final – Approved with Comments

(See memo located in page 6)

STAFF APPROVALS - 4

- Warren Residence – 235 Saddle Ridge – Ext. Light - Final – HOA / DRB approved
- McCormick Residence – 254 Pine Martin – Landscape addition - Final – DRB approved
- Brewster Residence – 52 Sun Dance – new roof – Final – HOA / DRB approved
- Bearcat HOA – Bearcat – Ext. Light – Final – HOA / DRB approved

SINGLE FAMILY CONSTRUCTION STARTS – 0

SINGLE FAMILY INSPECTIONS – 0

ADMINISTRATIVE UPDATES

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

COMPLIANCE OFFICER UPDATES

- 220 Casteel: DRB Administrator issued a 3rd notice to Mike Quagliano non-compliance completion date, jobsite clean-up and weeds.
- 465 Little Andorra: DRB Administrator issued a 2nd and 3rd notice to Randy Lahti non-compliance completion date, jobsite clean-up and weeds.
- 35 Stag Gulch – log structure removal, DRB Administrator to follow up with owner

OTHER BUSINESS

- Tree removal for views
Realtors have mentioned Cordillera property is difficult to sell because a potential buyer cannot see the views, and the DRB should allow trees to be removed.
- DRB Fees – minimum fee for small projects
Some homeowners feel the minimum fee is too high for small projects
- Eagle River Water Sanitation District – water usage and calculations, DRB Administrator to invite a representative to the September DRB meeting to help enforce their water use requirements on new projects or renovations.

ADJOURNMENT

1:30 p.m.

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

Design Review Board - Staff Memorandum

Date: 8/14/2018

Applicant: Mocevic Residence
Location: 35 Red Draw / Lot 1, Filing 10
Representative: TAB Associates – Anna Griffith & Warner Hopkins, Fieldscape -Ric Fields
Staff Contact: Millie Aldrich, Coordinator
Review: Sketch

Project Overview

The Mocevic Residence is a new residence located off Red Draw / Lot 1, Filing 10. The site is 1.075 acres. The proposed residence is 6,427 square feet, per drawing set 7/26/18. The Residence is being reviewed today for Sketch approval and is subject to the Ranch Design Guidelines.

Board Comments:

Landscape & Site Plan

- There are several discrepancies between the Landscape plan and Site plan that must be coordinated for approval.
 - o Hardscape layout and materials including site amenities should be included on the site plan and coordinated with the landscape plan.
 - o All roof overhangs outside the building envelope must be dimensioned
- Review proposed grading to ensure slopes do not exceed 2:1 as per the guidelines.
- To enhance drainage and allow for plantings to soften the boulder wall uphill of the drive there should be 4’-5’ of area between the drive and bottom of wall.
 - o Add plantings to soften the boulder wall
- The drainage adjacent to the drive and motor court should be studied further to control with inlets and culverts as necessary
- There are areas of the uphill boulder wall at the drive that will exceed 4’ in height, require to be designed by an engineer.
- Identify methods to protect and preserve existing trees within the limits of disturbance.
- Additional evergreen trees at the east and north sides of the house will add separation between the house, Red Draw and adjacent property.
- Additional native shrubs at all disturbed areas to naturalize the site.
- Relocate driveway turnaround away from the house to allow for planting areas
- Hot tub and terrace are located outside the building envelope
 - o The Board was ok with additional evergreen trees for screening
- There is no sense of arrival to the house; the entry steps have an awkward relationship to the garage.
 - o Landscape plan and Site plan show different entries into the house
 - o A porch is required in the Ranch, which would help define the sense of arrival

Plan and Elevations

- Coordinate floor plans with landscape plans
- Roof plan – ridge height exceeds the maximum allowable
- Dimension all overhangs that extend into the building envelope, 4.02.04D
- Height calculations require existing grade and proposed grade
- Minimum roof pitch for a primary is 8:12 secondary is 3:12, 4.03.04B
 - Majority of the house is a 5:12, Board felt the house would benefit with a steeper roof
- Shed roof over the deck reads as a primary roof and should be reduced
- East elevation grading does not match the site plan
- No structural expression around the house: garage headers, ridge beams, shoulder beams, etc.
 - Master deck requires exposed structure, below cantilever and support for roof overhang
- Garage doors are wood panels, not glass clarify on drawings.
- North elevation: the 5:12 and 3:12 shed roofs create an odd intersection and should be resolved
- The size of the column and the scale of the living room truss seem to be out of proportion.
 - Truss element could be used in other areas of the house
- The fireplace chimney has an odd proportion to the house and should be reduced
 - Chimney width is 16 feet
- 4.03.05E Stone should be indigenous to Colorado and laid in a random pattern
 - The cut stone for the fireplace seems out of character for a Ranch design
- Image of metal roof is for color only, accent metal roof is standing seam
- Image of stacked stone veneer looks very small
 - Architect said it would be larger pieced 12”-14” width and 6”-8” height

Denied – 5 denied - 0 approved

There are several coordination items that must be resolved. The general character of the house is not in line with the Ranch Guidelines: primary 8:12 roof, sense of arrival, entry porch, expression of structural elements.

Design Review Board - Staff Memorandum

Date: 8/14/2018

Applicant: Jennings Residence
Location: 420 Little Andorra Rd / Lot 64, Filing 3
Representative: Don Jennings – Owner, John Martin – Architect,
 Stephanie McClurg - Landscape Technology
Staff Contact: Millie Aldrich, Coordinator
Review: Final

Project Overview

The Jennings Residence is a new residence located at 420 Little Andorra Rd / Lot 64, Filing 3. The site is 6.01 acres. The proposed residence is 4,606.7 square feet, per drawing set 6/28/18. The Jennings Residence is being reviewed today for Final approval and is subject to the Divide Design Guidelines.

Board Comments:

Landscape & Site Plan

- Revised landscape was provided at the meeting
 - It addressed the drainage concerns across the proposed sod area
 - Boulder wall along the hillside cut could be softened by creating a curved wall rather than an unbroken straight wall
 - Relocate evergreen trees from septic area closer to the house. The back of the house could benefit from a tall grouping of evergreens in the center of the tall blank wall of stucco.
 - Grouping of evergreen trees at the top of the drive to the left would soften the building massing of the house.
- Provide engineer drawing for the culvert design
 - Currently the top of the culvert on the uphill side under the drainage easement is equal to the top of the drive. The culvert should have cover.
 - Review drainage flow from culvert, unsure why two swales are needed
 - Discrepancy between A0.1 and A3.0

Plan and Elevations

- On site mock-up for final approval

General:

Provide approval letter from Eagle River Water Sanitation Department on crossing the easement.

Approved with comments – 5 approved - 1 opposed

Design Review Board - Staff Memorandum

Date: 8/14/2018

Applicant: Smith Residence
Location: 1187 Gore Trail / Lot 12, Bk 1, Filing 34
Representative: Pure Design Studio, Millie Aldrich, Fieldscape -Ric Fields
Staff Contact: Millie Aldrich, Coordinator
Review: Final

Project Overview

The Smith Residence is a garage shop addition and new accessory building located at 1187 Gore Trail. The site is 2.973 acres. The proposed addition is 448 square feet, accessory building is 450 square feet per drawing set 5/18/18. The Residence is being reviewed today for Final approval and is subject to the Ranch & Summit Design Guidelines.

Board Comments:

Landscape & Site Plan

- Add irrigation calculations to the landscape plan
- Water feature and fire pit is acceptable in the location outside the building envelope
 - The additional trees as shown on the landscape plan will screen from the adjacent neighbor and road

Plan and Elevations

- Change roof pitch from 2:12 to 3:12
- Exterior lighting for accessory building will have 3 downlight cans on the north and south roof overhang.
- Garage addition will match existing sconce lighting

- Review increasing garage cricket to avoid ice problems.

Approved with comments – 4 approved - 1 abstain

September 11, 2018 Agenda

Design Review Board
September 11, 2018 DRB Agenda
Administrative Offices, 408 Carterville Road

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

All times are approximate and subject to change

10:30 a.m. Call to order
Approval of July Minutes
Review Agenda - Project overview

11:00 a.m. Fisher Residence – 15 Cattle Place – Building Envelope & Lot line vacate
Applicant: Jenya Berino - Stovall Associates

11:20 a.m. Bene / Laswell Residence – Filing 26 Lot 17 – Building Envelope & Lot line vacate
Applicant: Sue Bene

12:00 p.m. Becker Residence – 27 Kit Way – Building Envelope Amendment pre-meeting
Applicant: Millie Aldrich - Pure Design Studio

Staff Approvals – 7
Ruff Residence – 149 El Mirador – hot tub - Final – DRB approved
O’Connor Residence – 594 Winchester Trail – Entry Roof - Final – DRB approved
Summit Builders Residence – 84 Martingale – Technical review – DRB approved
Cargile – 89 Rodeo - Bearcat – Roof – HOA / DRB approved
Iron Residence – 187 Saddle Ridge – Roof – HOA / DRB approved
Clarke Residence – 297 Aspen Meadows – Roof – DRB approved
Dolan – 1596 Gore Trail – landscape & windows revisions – DRB approved

Single Family Construction Starts – 0
Single Family Final Inspection – 1
96 Lady Belle

Staff Updates
Active Construction Sites / Build-out Analysis
Construction Schedule
Compliance Officer Updates
220 Casteel – Third Notice
- Clean up jobsite trash and debris
- Update construction schedule
465 Little Andorra – Second and Third Notice

- Clean up jobsite trash and debris
- Update construction schedule

Other Business

1:00 p.m. Adjourn