



AGENDA

CMD and CPOA Regular Board Meetings

September 13, 2019

8 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 and Assistant Secretary

Cordillera Property Owners Association (CPOA): Mike Grier, President | Ron Haynes, Vice President | Monte Irion, Treasurer | Jerri More, Secretary | Cynthia Lenac, Assistant Treasurer and Assistant Secretary

Time	Item	Presenter	Page
8:00 a.m.	CMD Board Meeting Call to Order	Bentley	
	Call to Order		
	Declaration of Quorum/Director Qualifications/Disclosure Matters		
	Approval of Agenda		
	Approval of Consent Agenda Items (Action Requested: Approval of July 12, 2019 Meeting Minutes)		3
8:05 a.m.	CPOA Board Meeting Call to Order	Grier	
	Call to Order		
	Declaration of Quorum/Director Qualifications/Disclosure Matters		
	Approval of Agenda		
	Approval of Consent Agenda Items (Action Requested: Approval of July 12 and September 3, 2019 Meeting Minutes)		3
8:15 a.m.	CMD and CPOA Executive Session	Pogue	
	Executive session pursuant to Section 24-6-402(4)(b), C.R.S. (CMD) and Section 38-33.3-308(4)(b), C.R.S. (CPOA) for receiving legal advice regarding the CSMN litigation.		
9:00 a.m.	Public Comment	Bentley/Grier	
9:30 a.m.	Joint Agenda items for Boards Discussion		
	Management Team Report	Oys	38
	Quarterly Financials	Mathews	10
	2020 Budget/Planning		12
12:30 p.m.	CMD Adjourn	Bentley	
12:30 p.m.	CPOA Adjourn	Grier	

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

2019 Meeting Nov. 8
Schedule

Note: All meetings are scheduled to begin at 9 a.m. in the large conference room at the Cordillera Administration Building at 408 Carterville Road, Cordillera, Colorado. Meetings will be cancelled when there are no time-sensitive or substantive topics for board discussion.

BY ORDER OF THE DISTRICT
/s/ David Bentley, President

BY ORDER OF THE ASSOCIATION
/s/ Mike Grier, President



MINUTES

UNAPPROVED

Cordillera Metro District

Cordillera Property Owners Association

Regular Meeting, July 12, 2019

In Attendance

CMD Board of Directors	CPOA Board of Directors
David Bentley, President (Term to 2022)	Ed Shriner, President (Term to 2019)
Eugene McGuire, Vice President (Term to 2022)	Mike Grier, Vice President (Term to 2020)
Cheryl Foley, Treasurer (Term to 2022)	Ron Haynes, Treasurer (Term to 2021)
John Van Deusen, Assistant Treasurer/Assistant Secretary (Term to 2020)	Jerri More, Secretary (Term to 2020)
	Larry Brooks, Assistant Treasurer/Assistant Secretary (Term to 2019)

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel ; Trevor Broersma, operations director; Tracy Stowell, office manager; Barry Smith, public safety director; Heather Mathews, finance manager; Dominique Jones, equestrian center manager; Cliff Simonton, community planning manager; Fernanda Bazani, human resource manager and members of the public: Debbie Brady, Charlene Koegel, Vince Leome, Ted Eubank, Monte Irion, Harry Jasper, Steve Houk, Keith Mullenger and Mike Henritze.

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 a.m.	Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 9:01 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 Foley moved to approve the July 12, 2019, Regular Meeting Agenda. Seconded by Director Van Deusen.	Director More moved to approve the July 12, 2019, Regular Meeting Agenda. Seconded by Director Brooks.

Upon motion duly made and seconded, the Board approved the July 12, 2019, Regular Meeting Agenda.	Upon motion duly made and seconded, the Board approved the July 12, 2019, Regular Meeting Agenda.
---	---

Approval of Consent Agenda

CMD Board of Directors	CPOA Board of Directors
Director Foley moved to approve the Consent Agenda. Seconded by Director Van Deusen. Upon motion duly made and seconded, the Board approved the May 10, 2019, Meeting Minutes.	Director More moved to approve the Consent Agenda items. Seconded by Director Haynes. Upon motion duly made and seconded, the Board approved the May 10, 2019, Meeting Minutes.

Public Comment

- Public comment topics included: positive recognition for the new hiking signs, Short Course conditions, fly fishing improvements; inquiry regarding the Eagle River Water Sanitation state citation; concern about parking on Stag Gulch for community/Club events; and reminder regarding the CPOA call for nominations.

Joint Agenda Items for Boards Discussion and Direction

2020 Budget

- Rachel Oys referred to the 2020 Budget Planning calendar. CMD and CPOA will host the budget hearing on November 8, 2019.

Dates	Action Items	Descriptions
July 12	Board Meeting	Review Planning and Budget Process
July 14-17	Worksheets	Develop 2020 Worksheets with Quarterly Breakouts
July 17	Management Team Meeting	Kickoff 2020 Budget Planning
July 29	Presidents and Treasurers Meeting	Review 2019 Medical and Retirement Benefit Plans with Hays Consulting
July 31	Management Retreat	Strategic Planning
August 12-16	Payroll	Update 2020 Payroll Projections
August 16	Draft Budgets	Management Team Submit Draft Budgets
August 19-23	Budget Review	Department Meetings to Review Budgets
August 23	Workplans	Management Team Submit Draft Workplans
August 23	Management Retreat	Review Budgets
August 25	Assessed Valuations	Obtain County Assessed Valuations

August 29-30	Presidents and Treasurers Meeting	Review Budgets
September 2-6	Budget Materials	Prepare Materials for Board Meetings
September 12	Board Presidents and Treasurers Meeting	Review and discuss draft budget
September 12-13	Board Meetings	Tour Facilities, Present Initial Draft of Budget and Considerations
October 24-25	Presidents and Treasurers Meeting	Review Revisions Incorporated and Recommend to Full Board
November 8	Board Meetings	2019 Supplemental Changes and Budget 2020 Hearing
November 29	Property Owner Mailing	Send CPOA/CMD Budgets and Memo to Property Owners (Service Plan)
December 10	Mill Levy	Final Certification of Value from Eagle County Assessor
December 15	Mill Levy Certification	CMD Certified Levies due to Eagle County
December 31	DOLA Submission	Service Plan Due

Note: Subject to change.

Management Team Report

- Chili Cook-Off is scheduled for September 6, as part of the first Friday monthly Meet and Greet.

CPOA Agenda Items for Board Discussion and Direction

Vacate Lot Line – Quinn

- The Board considered a request to vacate the Quinn lot line.
- Lot consolidations will be incorporated into the review process of the Design Review Guidelines. Staff will work with the Assessor’s Office to analyze the revenue lost and gained.

CPOA Motion: Director Brooks moved to approve to vacate the Quinn lot line. Seconded by Director Grier. Upon motion duly made and seconded, the Board approved the motion.

Short Course Water Leak

- The CPOA Board discussed the expenditure of \$68,000 to sleeve the intake pipe with thermoforming PVC. Eco-Matrix to perform the permanent repair along with a crane to remove one of the pumps for access over 2-3 days in late July/early August. The water system is leaking at a minimum of 20,000 gallons a day when the pond is left stagnate with

no pumps running for 24 hours. The leak increases to 30,000-gallons when it is under suction to pump the water for the feature or out to irrigation heads.

CPOA Motion: Director Shriner moved to approve the expenditure of \$68,000 to sleeve the intake pipe with thermoforming PVC by Eco-Matrix. Seconded by Director Grier. Upon motion duly made and seconded, the Board approved the motion.

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

2018 Audit and 2019 Quarterly Financials

- Heather Mathews reviewed the annual audit findings with the board -- noting no significant recommendations nor findings were made by the auditors. Procedures and policies surrounding the operations of the Finance Department will continue to be refined. Language surrounding item #13, Pending Legal Matters, was discussed. Director Shriner asked about adding insurance coverage language regarding the pending legal matters. The audit for 2018 is final, but notes to include language on the 2019 audit have been made and will need to be included with the letter from Association legal counsel.
- Link: [CPOA 2018 Audit](#)

CMD Agenda Items for Board Discussion and Direction

2018 Audit and 2019 Quarterly Financials

- Heather Mathews reviewed the annual audit findings with the board -- noting no significant recommendations nor findings were made by the auditors. Procedures and policies surrounding the operations of the Finance Department will continue to be refined. Director Bentley suggested that any additions made to the pending legal matters for CPOA also be added into the CMD audit. Notes were also made to delete any reference in the 2019 CMD Audit to "Authorized, Unissued Debt", as the 5-year approval period has passed. Director Foley asked for clarification on items that were reviewed in the Presidents' and Treasurers' meeting summary from June 3.
- Link: [CMD 2018 Audit](#)

Meeting Resolution

- An Amended and Restated Meeting Resolution was adopted by the CMD Board.

CMD Motion: Director Foley moved to adopt Amended and Restated Meeting Resolution. Seconded by Director McGuire. Upon motion duly made and seconded, the Board approved the motion.

CMD and CPOA Executive Session

10:31 a.m. Directors Van Deusen and McGuire moved to enter Executive Session pursuant to Section 24-6-402(4)(f)(I), C.R.S. (CMD) for the purpose of receiving legal advice regarding the CSMN Litigation.

10:31 a.m. Directors More and Grier moved to enter Executive Session pursuant to Section 38-33.3-308(4)(a), C.R.S. (CPOA) for the purpose of receiving legal advice regarding the CSMN Litigation.

12:32 p.m. Directors Van Deusen and McGuire moved to conclude the Executive Session.

12: 32 p.m. Directors Grier and Brooks moved to conclude Executive Session

Present: CMD Directors Bentley, McGuire, Van Deusen and Foley as well as CPOA Directors Shriner, Grier, Haynes, More and Brooks.

Also present: Rachel Oys, general manager, and Alan Pogue, legal counsel.

No action was taken in executive sessions.

CMD Adjournment

CMD Board of Directors

Director Foley moved to adjourn the Regular Meeting of the Cordillera Metro District at 12:33 p.m. Seconded by Director Van Deusen.

Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera District.

CPOA Adjournment

CPOA Board of Directors

Director Grier moved to adjourn the Regular Meeting of the Cordillera Property Owners Association at 12:33 p.m. Seconded by Director Haynes.
--

Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera Property Owners Association.
--

Meeting Schedule

- The remaining regularly scheduled CMD and CPOA Board meetings for 2019 will be as follows: Sept. 13 and Nov. 8. 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, Colorado, 81632. Meetings will be canceled when there are no time sensitive or substantive topics for board discussion.



MINUTES

UNAPPROVED

Cordillera Property Owners Association

Special Meeting, September 3, 2019

In Attendance

CPOA Board of Directors

Mike Grier, President (Term to 2020)

Ron Haynes, Vice President (Term to 2021)

Monte Irion, Treasurer (Term to 2022) via telephone

Jerri More, Secretary (Term to 2020)

Cynthia Lenac, Assistant Treasurer/Assistant Secretary (Term to 2022)

Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel (via telephone) ; Tracy Stowell, office manager; and members of the public, Deb Brady.

Call to Order

CPOA Board of Directors

Director Grier called to order the Regular Meeting of the Cordillera Property Owners Association at 9:01 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 3, 2019, Special Meeting Agenda. Seconded by Director Haynes. Upon motion duly made and seconded, the Board approved the September 3, 2019, Special Meeting Agenda.

Public Comment

- There was no public comment at the meeting.

CPOA Agenda Items for Board Discussion and Direction

Seating of Officers

- Board members discussed officer roles and committee liaisons.

Strategic Planning- Ron Haynes	Design Review Board-Jerri More
Healthy Forest-Mike Grier	New Member Welcome Committee-Jerri More

CPOA Motion: Director More moved to nominate Mike Grier, President, Ron Haynes, Vice-President, Monte Irion, Treasurer, Jerri More, Secretary and Cynthia Lenac, Assistant Treasurer/Assistant Secretary. Seconded by Director Haynes. Upon motion duly made and seconded, the Board approved the motion.

CPOA Adjournment

CPOA Board of Directors

Director Haynes moved to adjourn the Special Meeting of the Cordillera Property Owners Association at 9:31 a.m. Seconded by Director Grier.

Upon motion duly made and seconded, the Board adjourned the Special Meeting of the Cordillera Property Owners Association.

Meeting Schedule

- The remaining regularly scheduled CMD and CPOA Board meetings for 2019 will be as follows: Sept. 13 and Nov. 8. 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, Colorado, 81632. Meetings will be canceled when there are no time sensitive or substantive topics for board discussion.

Agenda Items and Supporting Materials

2019 Quarterly Financials

Cordillera Metro District

- The CMD general fund is projected to end the year with a positive net revenue of \$118,537. The 2019 budgeted amount was \$142,639.
- Total revenues in the general fund are projected to be \$6,098,080 at year end. The budgeted revenues were approved at \$6,565,425 – a difference of \$467,345. This difference is primarily due to the loss of the CVC Public Safety contract, which was cancelled in early 2019. Staff and management have been working diligently to reduce general fund and operating expenditures to offset this reduction in revenue. Total administrative expenditures are projected to be less than budgeted by \$83,510; total community operations expenditures are projected to be less than budgeted by \$18,390; total public safety expenditures are projected to be less than budgeted by \$287,640; and total equestrian expenditures are projected to be less than budgeted by \$53,703. The year-end net income – or change in fund balance – is projected to be \$118,537.
- Property tax revenue in both the CMD & CMMD debt service funds will satisfy all debt service obligations in 2019 with a positive impact to the respective fund balances.
- The capital projects fund is projected to be slightly over budget at year end with total expenditures projected at \$1,257,405 and the budgeted amount totaling \$1,251,500. The year-end projected fund balance shortage is \$48,172.

Cordillera Property Owners Association

- The CPOA operating fund is projected to end 2019 with a positive net revenue of \$129,215. The budgeted 2019 net loss was originally <\$217,657>. The finance department will continue to update these projections and, if needed, present to the board in November a budget amendment to transfer excess net income to the reserve fund to save for future capital expenditures.
- As of Sept. 9, 2019, total operating revenues largely mirror budget projections at \$3,519,147. The main exception is a <\$32,490> deviation resulting from lower-than expected Cordy Camp attendance. This summer, the camp averaged 25 campers per day with 1,459 unique camper visits. This is down from 31 campers per day and 1,990 unique camper visits during 2018. A shorter summer as determined by the Eagle County Schools calendar, Edwards road construction and competitive camps are all contributing factors to this year's slower camp season. The seven-year average for camp attendance is 1,501 unique camper visits per year.

- Total operating expenses are projected to total \$3,523,649, which is \$239,281 less than the approved budget of \$3,762,930. Operational efficiencies and savings are projected at the Vail Gondola Club (\$55,114), the Athletic Center (\$12,934), the Trailhead (\$27,119) and in administrative expenses (\$59,057).
- The total year-end net loss – or reduction in fund balance – is projected to be <\$10,866>. The budgeted reduction in fund balance was approved at <\$217,657>, meaning CPOA is in a better position at the end of 2019 by a positive variance of \$228,523.
- 2019 reserve fund revenues are projected to be at \$1,500,000. This reflects the two percent Real Estate Transfer Tax, which was bolstered by the sale of a \$15,454,000 home. The projected capital expenses paid from the reserve fund are projected to be less than budgeted with a savings of \$823,478, primarily with savings resulting from the delay in the Trailhead remodel project. The balance for the reserve fund is projected to increase by \$725,528 at year end.

2020 Budget

Dates	Action Items	Descriptions
July 12	Board Meeting	Review Planning and Budget Process
July 14-17	Worksheets	Develop 2020 Worksheets with Quarterly Breakouts
July 17	Management Team Meeting	2020 Budget Planning Kickoff
July 29	Presidents and Treasurers Meeting	Review 2019 Medical and Retirement Benefit Plans with Hays Consulting
July 31	Management Retreat	Strategic Planning
August 12-16	Payroll	Update 2020 Payroll Projections
August 20	Draft Budgets	Management Team Submissions Draft Budgets
August 25	Assessed Valuations	Obtain County Assessed Valuations
August 29-September 3	Budget Review	Department Meetings to Review Budgets
September 4	Presidents and Treasurers Meeting	Review Budgets
September 5-10	Budget Materials	Prepare Materials for Board Meetings
September 12-13	Board Meetings	Present Initial Draft of Budget and Considerations
September 25	Management Retreat	Review Budgets
October 24-25	Presidents and Treasurers Meeting	Review Incorporated Revisions and Outline Recommendations to the Full Board
November 8	Board Meetings	2019 Supplemental Changes and 2020 Budget Hearing
November 29	Property Owner Mailing	Send CPOA/CMD Budgets and Memo to Property Owners (Service Plan)
December 10	Mill Levy	Final Certification of Value from Eagle County Assessor
December 15	Mill Levy Certification	CMD Certified Levies due to Eagle County
December 31	DOLA Submission	Service Plan Due

Preliminary 2020 Budget Summary

Enclosed are preliminary 2020 budgets. A detailed budget presentation will occur on September 13. Further revisions will be made to the 2020 budget leading up to the November 8 budget hearing.

Cordillera Metro District

- General fund revenues are budgeted at \$6,790,184 – a 3.42 percent increase over the 2019 budget. Property tax revenue is budgeted at 5.5 percent the allowable increase for general fund operations (\$4,420,622). Administration fees for the CPOA/CMD service agreement are budgeted to increase \$368,371, primarily due to a reallocation of payroll expenditures that are proposed to be included in the

administration department and the reallocation of marketing and communications expenditures to the CMD budget, which will be shared by both entities.

- Total general fund expenditures for 2020 are budgeted at \$5,320,208 – a 1.9 percent increase over the 2019 budget. Included in this amount are expenditures for administrative expenses (\$1,442,561), community operations (\$1,958,715), public safety (\$1,028,474) and equestrian center expenditures (\$398,313). The change in fund balance for 2020 is budgeted at an increase of \$269,976, which includes a \$1,200,000 transfer to the capital fund for capital expenditures, equipment purchases and road program expenses.
- Total payroll and benefits costs for both CMD and CPOA are budgeted at \$3,806,597 – a decrease of \$277,657 in total budgeted costs from 2019. This includes a significant decrease in workman’s compensation insurance coverage, a decrease in FTEs of 7.11 and a budgeted increase in health insurance coverage estimated at 12 percent over 2019 costs.
- The CMD debt service fund mill levy and associated property taxes are budgeted at a decrease for 2020 due to the payoff of the 2017a debt series in 2019. The budgeted revenues total \$985,000 and the budgeted debt service and associated fees total \$1,085,795 for 2020.
- The CMMD debt service fund revenue is budgeted at \$760,000 and the debt service and fees for 2020 are budgeted at \$925,915 for 2020.
- The capital fund total expenditures are budgeted at \$1,227,745 a 1.9 percent decrease from the 2019 amount of \$1,251,500. These expenditures are primarily covered by a transfer from the general fund each year.

Cordillera Property Owners Association

- General fund revenues for 2020 are budgeted at \$3,519,147 and are primarily made up of property owners’ assessments totaling \$2,517,000. The \$3,000 charged to each Cordillera property owner remains the same as that charged in 2019. Other revenues include the Vail Gondola Club at \$691,600, the Trailhead (Cordy Camp) at \$92,045, DRB Fees & Fines at \$52,000 and other revenue totaling \$162,871.
- General fund expenses for 2020 are budgeted at \$3,739,144 – an increase of \$138,376 or .6 percent over 2019 budgeted expenses. Operational and administrative expenses (\$278,174), post office (\$57,060), Vail Gondola Club expenses (\$704,280), Short Course expenses (\$436,750), athletic center expenses (\$351,090) and Trailhead expenses (\$265,703) are included in the general fund. The proposed change in the general fund balance is -\$219,997 for 2020.
- The reserve fund is projected to have \$1,350,000 from the two percent Real Estate Transfer Tax assessments for 2020. This number has been a very consistent revenue source over the past five years.
- Expenses in the reserve fund total \$1,005,768 for 2020 – a decrease of \$592,182 from budgeted expenses in 2019. These include healthy forest maintenance (\$125,000), post office and café improvements (\$33,665) and projects at the Short Course (\$146,973), athletic center (\$177,220) and the

Trailhead (\$48,690). There is also a \$400,000 transfer to CMD per agreement of \$400,000 to the debt service funds.

- The budgeted increase to the reserve fund balance is \$344,232 for 2020.

CMD Capital Improvement Projects	\$1,227,745
---	--------------------

Community Operations Building	\$36,200
--------------------------------------	-----------------

Wash Bay Pressure Washer and Water Softener – \$12,500

The current pressure washer located in the wash bay has had multiple repairs in 2019 and is recommended for replacement in 2020. The addition of a water softener will increase the longevity of the pressure washer as well as provide a spot free finish on cars.

Woodshop Table Saw and Router – \$8,700

The existing operations table saw was originally donated by a homeowner and is over 20 years old. These two pieces of equipment are used on a weekly basis in the woodshop. Projects include the making of new signs and a multitude of facility projects. The new table saw and router are all in one unit. Additionally, the new table saw/router combo will offer safety features such as blade guards, anti-kickback fingers and wood detecting sensors.

Operations Building Parking Lots Crack fill and Sealcoat – \$15,000

The operations parking lots are exhibiting extensive cracking and frost damage. Repair work to these areas as well as the application of a sealcoat will increase the longevity of the asphalt. This work is recommended by the reserve study for 2020.

Road Program	\$707,000
---------------------	------------------

Road Maintenance – \$627,000

The 20-Year Road Program Plan has identified asphalt overlays for Red Draw, Peregrine and Red Tail Ridge.

Crack Fill All Roads – \$75,000

Cordillera's roads were last crack filled in 2015 and are scheduled every 3-5 years. The schedule was pushed to five years as Fenno Drive was overlaid in 2017 and 2018.

Radar Signs – \$5,000

Two additional radar signs are requested to be placed around the community, including Squaw Creek.

Ponds	\$15,000
--------------	-----------------

Granada Glen Pavilion – \$15,000

The current pavilion located at Granada Glen Pond is in poor condition. The floor joists have pulled apart and are starting to be structurally compromised, the structural posts are rotten and the roof needs replacing.

Administration Building	\$85,345
--------------------------------	-----------------

Furnace and Air Conditioning – \$57,695

The administration building furnace is scheduled for a 2021 replacement in the reserve study, but due to major malfunctions in 2019 it is recommended it be replaced in 2020.

Exterior Stain – \$14,240

The administration building was stained last in 2015 and is showing signs of weathering. Necessary siding repairs will be completed prior to stain application. The building is recommended to be stained in 2020 by the reserve study.

Curb and Gutters – \$5,160

While the exterior is being repaired, it is proposed to repair the damaged curbs and gutters. This is recommended for replacement in 2021 in the reserve study, due to severity it has been moved up one year.

Update Reception Area – \$8,250

A minor remodel of the front desk is proposed for a more functional workspace, including desk and cabinet replacement with a new layout. *{Additional information forthcoming: placeholder}*

Information and Technology

\$105,000

Vehicle Gate Access at CEC and Community Operations – \$32,900

Installation of gate mechanisms and arms at Cordillera Equestrian Center and Community Operations buildings to limit non-homeowner dumping of trash and restrict access to the CEC.

Computer Hardware and Network Infrastructure – \$16,200

The file server and network domain controllers reach the end of their usable life in 2020. The replacement plan reduces the number of actual servers from the current configuration of three machines (one file server, one primary domain controller, one backup domain controller) to two machines. The new configuration will see the primary domain controller running on dedicated hardware while the new file server hosts the various databases and files for the CMD along with a virtualized, backup domain controller.

Computer Replacement – \$18,400

Seven workstations reach the end of their usable life in 2020, 13 reach the end of their usable life in 2021. The burden has been divided evenly between 2020 and 2021 (10 computers each year). In addition, the base cost of a replacement workstation is increased by 5% to acquire more capable equipment to improve their performance at the end of their life cycle.

Accounting Software – \$37,500

Purchase and install new financial software. *{Additional information forthcoming: placeholder}*

Bearcat Stables

\$14,000

{Additional information forthcoming: placeholder as these items may be included in the 2020 Indian Summer Outfitters Lease Agreement for 2020}

Sealing of Bearcat Cabins – \$6,000

The cabins have not been sealed since 2014.

Paddock Fencing – \$8,000

The paddock fencing at Bearcat are deteriorating. This project will include scraping paddocks down, adding french drains and replacing all wood fencing.

Equipment/Fleet Purchases

\$265,200

CAT 299 Skid Steer – \$80,200

Unit #394 - Cat 299 skid steer. This will replace unit #310, a 2007 Bobcat S220, that is currently used by the equestrian center. It is being replaced due to its age and size limitations. The equestrian center will use the existing John Deere 280 (#343) and community operations will use the new Cat 299 which is a larger and more versatile skid steer.

PJ Gooseneck Trailer – \$25,000

Unit #395- 30,000 lb. Gooseneck Equipment Trailer. This will replace the existing air brake trailer which requires use of a commercial dump trucks and a Class A CDL to pull. The new trailer will be adaptable to any of the Ford F-350s and only requires a Class B CDL to pull.

Public Safety Truck – \$44,000

Unit #396 - Ford Ranger. It will replace unit #353, a 2011 Toyota Tacoma due to age and miles.

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

Unit #397 - Ford Transit Van. It will replace unit #361, a 2006 E-350 for the recreation department. CPOA reimburses CMD for this expense.

Can Am ATV – \$11,500

Unit #398 and #399 – ATVs. These all-terrain vehicles will replace two existing ATVs. One for the equestrian center and the other for trails and weed spraying.

Bobcat Mini EX – \$47,000

Unit #400 - Bobcat E50 Mini Excavator. It will replace a current Bobcat Mini due to the age.

Roll Off Dumpsters – \$13,000

Two roll off dumpsters in need of replacement.

Welding and Fabrication Table – \$5,500

A welding/fab table is requested to hold fixture set ups in place while building to prevent from moving and deforming while fabricating.

CPOA Capital Improvement Projects	\$689,269
Healthy Forest	\$125,000

Wildfire Mitigation – \$75,000

Work occurs on open space, easements and along roadways. It is inventoried and divided into five-year cycles. Standing, dead Douglas Fir trees from the Douglas Fir Beetle are also impacting the mitigation costs.

Easements, Open Space and Roadways – \$25,000

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.

Deep Root Fertilizer – \$25,000

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

Information and Technology	\$65,800
-----------------------------------	-----------------

Facility Locks – \$28,300

In 2019, all locks that currently had IT integrated components were replaced with updated hardware and software. This project will complete the IT upgrade by adding the software and mechanisms to all human doors in CPOA facilities which includes 13 additional doors at the Trailhead and athletic center.

Accounting Software – \$37,500

Purchase and install new financial software. *{Additional information forthcoming: placeholder}*

Sales Center	\$8,420
---------------------	----------------

{Additional information forthcoming: placeholder as these items may be included in the Slifer Lease Agreement for 2020}

Exterior Stain and Deck Refinish – \$8,420

The sales center was last stained in 2014 and is showing weathering. The deck will also be sanded and refinished as part of the project.

Athletic Center

\$177,220

Air Condition Units – \$68,350

The four AC Units currently running at the AC are due for replacement. There was significant repair and down time of two weeks in 2019 due to aging equipment and tree roots breaking the underground condenser lines. This project will relocate the units to a safer location and more efficient location.

Replace Backflow Preventor – \$7,850

The main fire suppression backflow for the ACC is original and is failing. Multiple emergency call outs have been made to maintain it over the last two years. This project updates the backflow to a newer serviceable style, along with adding shut off valves on either side for maintenance.

Tennis/Pickleball Court Crack Repair – \$8,000

Annual crack repair of the pickleball and tennis courts. This does not include resurfacing or adding to the existing court configuration. Please note that estimates received in April 2019 to install post tension concrete and new fencing in the same footprint as existing courts was approximately \$200,000.

Cardio Equipment – \$10,000

Peloton bikes offer live daily classes, on demand classes, diverse class types and varied class lengths. The athletic center currently has two bikes that are extremely popular among facility users. Often there can be a wait to use. The purchase of two new bikes as well as one of the new tread versions will enhance the property owner experience.

{The following items are placeholder as they may be incorporated into long term improvement plans for the ACC}

Interior Paint – \$18,220

Interior of the ACC has not been completely repainted since it was built. This project paints all surfaces with updated colors.

Exterior Stain – \$16,800

Exterior of the ACC was last stained in 2014.

Parking Lots Crack fill and Sealcoat – \$11,500

The parking lot is showing signs of major cracking and frost damage. Repairs to these areas as well as a sealcoat will be applied to increase the longevity of the asphalt.

Pool Deck Surface – \$24,500

The athletic center concrete pool 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. Quote includes concrete preparation, patching and reducers around drains and edges as part of installation.

Fitness Classroom Flooring – \$12,000

As an option to enhance our group fitness classroom, synthetic wood grain or concrete surfaces are available. These surfaces are seamless, easy to maintain and ideal for group fitness and multipurpose areas such as our converted squash court. The product is 7mm thick when installed. The existing tiles in our classroom are simply laid over the existing squash court wooden floor.

Trailhead

\$48,690

Trailhead Wood Floor Refinishing - \$6,000

Wood floors of the main level of the Trailhead clubhouse need refinishing.

Exterior Stain – \$18,240

The Trailhead was last stained in 2016 and is showing weathering. With the removal of so many Douglas Fir's the building is now exposed to more sun and has discolored.

Trailhead Parking Lots Crack fill and Sealcoat – \$7,500

The Trailhead parking lot is showing signs of major cracking and frost damage. Repairs to these areas as well as a sealcoat will be applied to increase the longevity of the asphalt.

Pool Vacuum – \$5,500

The Trailhead pool suction lines have failed, and no are longer functional for vacuuming the pool. This is an automatic pool vacuum.

{The following item is a placeholder as it may be incorporated into long term improvement plans for the Trailhead}

Pool Deck Enhancements - \$11,450

To enhance the aesthetics of the pool deck as it exists today. The improvements include replacement of umbrellas and damaged table tops. An additional life guard chair as well as trash, recycling and towel receptacles.

Post Office

\$117,165

Hot Water Heater – \$14,045

Replacing the hot water heater and valves for a commercial building and kitchen. This is recommended for a replacement in 2020 in the reserve study.

Exterior Paint – \$12,620

The exterior was painted in 2014. The siding is showing signs of weathering and is recommended in the reserve study for 2020.

Curb and Gutters – \$7,000

While the exterior is being repaired, it is proposed to repair the damaged curbs and gutters. This is recommended for a total replacement in 2020 in the reserve study.

{The following items are in the approved 2019 budget and may be requested for 2020 instead; in addition, these items may be incorporated into long term improvement plans for the Post Office/Cafe}

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 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 labor and energy savings.

Resurfacing of Concrete Floors – \$12,500

The concrete floors of the building have not been resurfaced since 2002. The floors will be resurfaced by applying an epoxy coating with minimal anti-skid application. This is a carryover from 2019.

Post Office Patio Concrete – \$5,000

The patio at the post office has severe cracking and chipping. The patio will be removed and replaced with new concrete and wood stairs 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 Office Remodel – \$30,000

An office remodel was budgeted for 2018 and 2019. The proposal continues to include the remodel the post office/café at the same time which includes a new desk area for the postal clerk, shelving, package drop off area, window to see front door, new parcel merchandise area and improvements to the café area.

Short Course \$146,973

Interior Paint – \$5,000

Interior of the Short Course maintenance facility paint is original. This project paints all surfaces with updated colors.

Parking Lot Crack Fill and Sealcoat – \$5,000

The parking lot is showing signs of major cracking and frost damage. Repairs to these areas are proposed as well as a sealcoat will be applied to increase the longevity of the asphalt.

Water Heater/Boiler – \$6,973

Replacing the water heater boiler and valves for the building with a new high efficiency unit.

Cart Path Repair – \$50,000

Replace up to 25 sections of cart path on a yearly basis.

Irrigation Upgrades – \$80,000

This project upgrades the 12 irrigation satellites, computer, radios and internet from dialup. This project also replaces 90 irrigation heads with new style heads that are 20 percent more water efficient and easy to maintain.

Cordillera Metropolitan District (Consolidated)
Operating/Contractual Obligations Fund

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	NOTES
Revenues												
Property Taxes Operating	3,374,047	3,532,940	3,725,010	3,929,061	2,888,602	4,136,781	3,945,869	4,189,765	4,420,622	5.5%	230,857	Property tax revenue generated from general operating mill levy
Net Property Tax Revenue	3,374,047	3,532,940	3,725,010	3,929,061	2,888,602	4,136,781	3,945,869	4,189,765	4,420,622	5.5%	230,857	
Specific Ownership Taxes - Operating	305,928	289,558	319,937	271,455	151,052	265,052	280,000	280,000	280,000	0.0%	0	District's portion of taxes from Eagle County on auto sales
CPOA Administration Fees	1,258,267	1,190,923	1,116,666	943,673	281,390	1,125,559	1,093,673	1,125,559	1,493,930	32.7%	368,371	Service Agreement contract with CPOA
Interest Income Operating	9,858	25,458	43,738	75,943	38,041	76,083	25,000	50,000	50,000	0.0%	0	Bank Interest
CVC Public Safety	262,102	248,636	271,728	297,467	0	0	313,009	430,466	-	-100.0%	(430,466)	
Equestrian Center Revenue												
Equestrian Ctr Boarding - Stalls				201,108	120,664	241,328	209,430	205,920	266,130	29.2%	60,210	Revenue from horse boarding - barn stalls
Equestrian Ctr Boarding - Paddocks				127,577	68,235	136,469	155,190	157,500	148,344	-5.8%	(9,156)	Revenue from horse boarding - outdoor paddocks
Other EQ Ctr Revenue				11,954	3,726	5,000	36,944	31,016	9,543	-69.2%	(21,474)	Misc. fees & services charged to boarders
Horse Lessons				2,420	0	0		20,000	0	-100.0%	(20,000)	
Subtotal EQ Center Revenue	0	0	0	343,059	192,625	382,797	401,564	414,436	424,017	2.3%	9,581	
Other Revenue												
Sewer Lift Revenue	20,200	16,738	17,584	17,682	0	16,500	19,426	19,499	19,656	0.8%	157	Reimbursement from homeowners for maintenance on lift
Lottery Proceeds	1,340	1,541	893	1,215	784	1,568	1,600	1,200	1,200	0.0%	0	Conservation Trust Funds from State of Colorado
Holy Cross Refunds	17,774	7,547	3,313	2,192	788	788	10,000	2,500	2,000	-20.0%	(500)	Refund allocations from Holy Cross
Internal Service Revenue	29,477	1,539	286	0	0	0	-	0	-	0	0	
Other Revenue	44,040	17,035	8,074	34	0	0	489	500	500	0.0%	0	Miscellaneous revenue
Grant Revenue				0		15,900		15,900	5,900	-62.9%	(10,000)	Safety grant from Special Districts Assoc
Subtotal Other Revenue	112,831	44,400	30,150	21,123	1,573	34,756	31,515	39,599	29,256	-26.1%	(10,343)	
Community Operations Revenue												
Road Impact Fees	0	0	0	0	6,823	6,823	2,000	2,000	3,000	50.0%	1,000	Impact fees from large trucks & heavy construction traffic
Vehicle Reimbursement					8,763	8,763		0	8,763		8,763	Lease reimbursement from CPOA for Cordy Van
Subtotal Public Safety Revenue	0	0	0	0	15,586	15,586	2,000	2,000	11,763	488.2%	9,763	
Public Safety Revenue												
Transponders/Stickers Revenue	13,970	13,155	12,810	11,735	24,083	40,288	12,000	12,000	33,000	175.0%	21,000	Transponder & sticker sales
Escort Fees	0	0	0	0	0	0	150	-	-		0	
Trailer Storage Fees	26,855	21,920	19,720	18,880	21,178	21,178	19,800	21,600	47,596	120.4%	25,996	Storage fee for trailer parking
Subtotal Public Safety Revenue	40,825	35,075	32,530	30,615	52,084	68,289	33,950	35,600	83,596	134.8%	47,996	
Total Revenues	5,363,858	5,366,989	5,539,757	5,912,396	3,614,129	6,098,080	6,124,580	6,565,425	6,790,184	3.42%	224,759	
Expenditures												
Admin Wages & Benefits												
Wages - Admin	455,802	474,199	450,890	473,374	298,336	559,804	446,244	580,018	845,117	45.7%	265,099	Wages (10.10 FTE), reallocation of 3.10 FTE to consolidate payroll departments
Overtime - Admin	3,402	(2,720)	(0)	3,206	967	1,934	6,000	6,000	3,000	-50.0%	(3,000)	Seasonal overtime
Administration Benefits	86,853	82,018	77,630	85,016	0	0	84,762				0	
Payroll Taxes - Admin					4,621	8,570		8,497	12,242	44.1%	3,745	Medicare taxes
Retirement 401a match - Admin					18,588	34,889		43,951	52,345	19.1%	8,394	401(a) 6.2% employer match
Retirement 457b match - Admin					10,288	20,575		11,752	22,041	87.6%	10,289	457(b) 5% employer match
Workers Compensation - Admin					348	696		1,630	428	-73.7%	(1,202)	Workers compensation insurance allocation
Health Insurance - Admin					39,802	79,692		81,236	120,539	48.4%	39,303	Health Insurance allocation for full time employees
Subtotal Admin Wages & Benefits	546,057	553,496	528,520	561,596	364,261	688,784	537,006	733,084	1,055,712	44.0%	322,628	
Treasurers Fees	101,381	106,220	111,996	119,441	86,675	124,103	118,376	125,693	132,607	5.5%	6,914	Fees paid to Eagle County Treasurer for collection of property
Audit & Accounting Fees	41,550	46,557	128,921	62,573	11,300	11,900	141,500	27,300	16,439	-39.8%	(10,861)	Independent auditor fees
Insurance-Property/Casualty	68,704	65,502	75,025	81,201	33,694	67,388	72,839	75,880	75,880	0.0%	0	Liability, Directors & Property Insurance - Quote expected
Legal-General	146,273	258,038	201,634	58,979	37,604	84,332	206,000	87,000	66,000	-24.1%	(21,000)	October 1st
MIS & Computer Fees	49,502	45,336	57,090	81,474	28,096	56,192	60,437	58,790	89,303	51.9%	30,513	General counsel
												Software subscriptions, Internet access, computer hosting fees
Utilities - Administration	12,209	9,812	4,918	10,672	5,602	13,295	13,000	13,295	28,037	110.9%	14,742	Water, electric, natural gas, trash & paper shredding - Administration building
Other Admin Operating Expenses												
Board Meeting Expenses	9,492	9,685	11,919	8,050	3,665	12,000	11,610	12,000	13,040	8.7%	1,040	Meeting expenses, beverages, food, cleaning
Business Meetings	0	0	0	0	16	800	-	2,600	2,600	0.0%	0	Other business meeting expense
Strategic Initiatives	0	0	148,208	24,696	23,422	52,222	20,000	65,500	25,000	-61.8%	(40,500)	Resonance Consulting
Election Expense	2,217	4,172	3,237	29,958	0	0	12,046	-	15,620	100%	15,620	2020 election expenses - postage, legal, printing
Facility Study	0	0	0	0	0	0	2,500	-	-		0	
Community Day	0	0	0	2,500	2,500	2,500	2,500	2,500	2,500	0.0%	0	CMD contribution to Community Day/4th of July event
Dues & Subscriptions	8,526	10,392	10,564	11,211	9,664	11,664	11,253	10,108	10,757	6.4%	649	Dues & subscriptions for organization (MSEC, SDA, VVP, GFOA, HCHRA, ICMA, Costco)
Drug/Alcohol/CDOT Testing	2,292	459	1,037	1,316	257	514		1,861	1,896	1.9%	35	Random testing of employees
Employee Recruitment	23,687	14,207	16,088	2,887	754	10,508	20,913	12,800	12,385	-3.2%	(415)	Advertising for recruiting open positions
Safety Program	0	1,526	439	1,786	4,665	9,329	3,303	14,250	13,770	-3.4%	(480)	Training, safety fair, winter driving, CPR training
Benefits Consultant	0	15,000	15,000	8,738	9,539	19,078	15,000	17,260	20,000	15.9%	2,740	Hays benefits & retirement consulting
Employee Morale & Welfare	5,980	14,083	23,327	15,883	4,295	26,791	36,674	30,105	28,650	-4.8%	(1,455)	Employee gifts, summer BBQ, holiday party, longevity awards
HR & Comp Analysis	23,600	2	315	0	0	0		-	-		0	
Seminars & Education	9,820	21,977	28,498	12,314	3,642	13,642	36,000	14,770	14,400	-2.5%	(370)	Training & offsite seminars for employees
Background Checks	3,244	2,593	1,441	1,192	105	210	1,500	1,900	1,840	-3.2%	(60)	Background checks for employees
Payroll Administration	23,117	31,700	19,501	23,353	9,573	20,146	25,613	20,008	18,280	-8.6%	(1,728)	ADP Payroll & Benefits software
Bad Debt Expense	5,000	0	0	0	0	0		-	-		0	
Miscellaneous Office Equipment	3,909	26,365	23,454	39,725	7,372	14,743	42,000	13,400	21,539	60.7%	8,139	Computers, wifi equipment, network switch, firewall

Cordillera Metropolitan District (Consolidated)
Operating/Contractual Obligations Fund

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	NOTES
Office Supplies	10,940	14,480	13,671	15,583	7,013	17,000	18,787	17,860	18,500	3.6%	640	Office paper, toner, pens, name tags, cleaning supplies
Paying Agent & Bank Fees	6,566	4,635	5,001	7,979	3,267	6,572	9,688	8,750	7,440	-15.0%	(1,310)	Bank fees
Postage & Courier	4,360	4,464	4,785	4,523	2,577	20,346	4,470	5,767	6,049	4.9%	282	Postage for weekly & annual mailings
Printing	134	1,653	347	474	68	5,500	925	420	420	0.0%	0	Printing
Copier Maintenance	6,822	6,501	7,413	3,138	3,641	250	6,227	8,940	10,800	20.8%	1,860	Xerox lease & copier usage
Travel & Entertainment	780	1,654	1,978	1,304	1,595	2,000	2,000	2,000	2,000	0.0%	0	Administration travel & offsite meals
Communications Expense	0	61,074	0	0	0	0	-	-	-	-	0	
Telephone Expense G&A	30,404	31,132	29,114	29,227	10,985	35,000	28,880	29,120	33,008	13.4%	3,888	Organization-wide telephone & cable
Other Contracted Services				22,835	18,043	32,243			9,600	-67.6%	(20,000)	Contracted cleaning for common areas
Subtotal Other Admin Operating Expenses	180,891	277,753	365,336	268,673	126,655	313,057	314,341	321,519	290,094	-9.8%	(31,425)	
Admin - Communication Expenses												
Advertising									118,060		118,060	Print, radio, internet & local organization advertising
Public Relations									13,100		13,100	Design services & branded items
Collateral									16,473		16,473	Cordillera printed material, new homeowner gifts
Promotions									25,000		25,000	Sounds of Summer concerts, local awareness events
Production									0		0	Photos and videography
Web Site									2,000		2,000	Website design upgrades
Creative/Photography									6,000		6,000	Photography of community & common areas
Subtotal - Communication	0	0	0	0	0	0	0	0	180,633		180,633	
Subtotal Administrative Expenses	871,845	1,360,159	1,487,409	1,232,435	693,887	1,359,051	1,463,499	1,442,561	1,934,705	34.1%	492,144	
Community Operations Wages & Benefits												
Wages - Com Ops	860,647	737,984	723,262	743,643	406,913	816,470	763,741	816,470	850,962	4.2%	34,492	Wages (15.5 FTE)
Overtime - Com Ops	26,579	32,493	39,075	43,505	27,051	43,000	50,000	30,000	30,000	0.0%	0	Seasonal overtime (snowplowing events)
Community Operations Benefits	242,330	207,811	198,294	273,205	0	0	278,528	0	0		0	
Payroll Taxes - Com Ops					6,600	13,200			12,274	3.3%	411	Medicare taxes
Retirement 401a match - Com Ops					26,138	52,277			63,485	-14.6%	(9,249)	401(a) 6.2% employer match
Retirement 457b match - Com Ops					13,201	26,402			16,667	36.9%	6,142	457(b) 5% employer match
Workers Compensation Comm Ops					8,384	16,768			39,255	-64.6%	(25,372)	Workers compensation insurance allocation
Health Insurance - Com Ops					91,915	183,830			181,165	5.1%	9,297	Health Insurance allocation for full time employees
Subtotal CommOps Wages & Benefits	1,129,556	978,289	960,631	1,060,353	569,441	1,130,422	1,092,269	1,159,316	1,175,037	1.4%	15,721	
Community Operations Utilities												
Electric	32,758	33,411	38,076	36,782	16,951	28,709	27,239	28,709	28,710	0.0%	1	Community operations buildings utilities
Gas	10,693	9,438	12,649	12,996	7,275	10,128	12,296	10,128	10,000	-1.3%	(128)	Community operations buildings utilities
Water	11,954	16,629	24,489	11,885	2,877	13,462	14,465	13,462	13,000	-3.4%	(462)	Community operations buildings utilities
Trash	11,598	12,834	14,196	7,305	4,227	7,500	9,363	9,550	6,573	-31.2%	(2,977)	Community operations buildings utilities
Flowers Maintenance	112,278	110,969	109,278	115,876	84,980	122,375	115,543	122,375	127,272	4.0%	4,897	Flower bed planting & summer maintenance annual contract
Mowing & Irrigation	32,602	53,185	54,053	60,752	9,570	60,565	65,095	60,565	57,165	-5.6%	(3,400)	Mowing & hand watering flower beds
Engineering	4,694	8,698	6,492	11,202	3,390	5,175	11,280	5,175	5,370	3.8%	195	Engineering consulting, road program consulting
Roads - Snow & Maintenance												
Road Shoulders/Drainage Maintenance	9,940	476	10,938	4,231	0	11,500	11,216	11,777	11,121	-5.6%	(656)	Road base & gravel
Asphalt Patch/Crack Seal	40,491	18,551	31,379	23,603	18,140	32,000	29,759	32,790	33,500	2.2%	710	Parking lot maintenance & striping
Cinders, Gravel, Chemicals	51,285	72,862	52,864	36,662	52,559	58,629	55,803	58,629	58,714	0.1%	85	Cinders & gravel - snow removal
Road Maintenance	11,458	6,472	7,446	6,215	3,215	9,600	9,290	9,608	9,808	2.1%	200	Delineators, posts & metal for replacement along roads
Leased Loader	15,793	20,784	22,400	21,611	18,266	25,600	25,550	25,600	25,700	0.4%	100	Loader for snow removal (winter season only)
Subtotal Roads - Snow & Maintenance	128,966	119,145	125,028	93,730	92,180	137,329	131,618	138,404	138,843	0.3%	439	
CommOps Other Operating Expenses												
Repair & Maintenance-Radios	864	2,351	1,092	2,422	4,594	5,500	1,358	4,463	3,963	-11.2%	(500)	2-way radios, Eagle County Emergency Mgmt fees
Safety Supplies	743	1,397	2,095	1,728	1,676	1,700	1,720	1,639	1,706	4.1%	67	Safety related supplies for employees
Uniforms-Community Operations	8,595	7,499	9,446	9,755	3,863	10,000	9,596	10,014	9,131	-8.8%	(883)	Employee uniforms
Travel & Entertainment - Com Ops	0	0	0	1,569	1,029	1,300	-	500	500	0.0%	0	Community operations travel & offsite meals
Street & Holiday Lights	59	2,369	4,505	8,740	473	7,500	11,480	7,808	7,976	2.2%	168	Street lamp replacements, holiday lighting
Street Signage	14,515	10,884	12,660	13,717	6,327	12,000	12,471	12,098	12,281	1.5%	183	Road signs & supplies
Repairs & Maintenance	16,569	19,323	23,985	24,165	16,456	15,000	21,318	15,346	18,513	20.6%	3,167	Annual inspections, pest control, window cleaning
Parts & Supplies - Facilities	21,799	9,194	10,649	18,060	9,684	12,000	12,194	12,209	12,209	0.0%	(0)	Miscellaneous parts & supplies
Parts & Supplies - Maintenance	2,105	4,525	3,861	7,516	663	4,800	4,719	4,865	5,250	7.9%	385	Miscellaneous parts & supplies
Vending Supplies				884	(4)	(4)			100		100	Vending machine supplies
Insurance - Tools & Equipment									1,000		1,000	Insurance on employee tools - quote expected October 1st
Sewer Lift Station Expense	22,836	16,697	16,537	16,700	7,454	16,500	19,426	19,499	19,656	0.8%	157	Maintenance on sewer lift stations
Subtotal Other CommOps Operating Expenses	88,084	74,238	84,829	105,255	52,215	86,296	94,282	88,441	92,284	4.3%	3,843	
Natural Resource Management												
Tree/Pest Removal	4,625	18,362	13,500	12,000	12,771	16,000	18,275	18,275	18,275	0.0%	0	Douglas Fir spraying - open space parcels
Mosquito Control	0	461	1,400	0	0	0	1,350	1,350	1,450	7.4%	100	Spray for mosquitos around ponds / standing water
Weed Control	30,552	20,785	35,963	40,663	3,918	5,000	39,850	5,000	6,000	20.0%	1,000	Weed control herbicides
Subtotal Natural Resource Management	35,177	39,607	50,863	52,663	16,689	21,000	59,475	24,625	25,725	4.5%	1,100	
Equipment Maintenance & Repair												
Equipment Rental	0	137	16,688	2,164	1,019	1,019	1,615	1,900	1,900	0.0%	0	Miscellaneous equipment / tool rental
Fuels & Fluids	69,759	69,580	78,504	72,166	59,915	105,000	83,494	85,215	86,360	1.3%	1,145	Fuel for fleet vehicles
Parts & Supplies-Equipment	120,196	129,735	132,025	140,684	96,056	132,410	132,732	132,410	148,253	12.0%	15,843	Miscellaneous parts & supplies
Major Repairs-Equipment	18,553	10,753	20,178	15,413	10,333	15,000	15,000	15,000	15,000	0.0%	0	Outside repairs on equipment, autobody repairs
Subtotal Equipment Maintenance & Repair	208,508	210,205	247,395	230,427	167,323	253,429	232,841	234,525	251,513	7.2%	16,988	
Recreation												
Community Events	2,500	2,500	0	0	0	0	-	-	-		-	

Cordillera Metropolitan District (Consolidated)
Operating/Contractual Obligations Fund

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	NOTES
Ski Shuttle Program	0	0	0	0			-	-				
Community Parks	5,661	6,178	8,985	7,607	2,019	4,000	3,118	4,074	4,127	1.3%	53	Dog waste bags, blacktop sealant, skate maintenance
Trail Maintenance	3,446	3,766	5,139	5,004	5,617	5,500	4,839	4,932	5,095	3.3%	163	Parts & supplies for trails signs
Nordic Trail Maintenance	18,000	18,000	18,128	18,000	10,992	18,000	18,000	18,000	0.0%	0		Nordic trail grooming
Subtotal Recreation	<u>29,607</u>	<u>30,444</u>	<u>32,253</u>	<u>30,611</u>	<u>18,628</u>	<u>27,500</u>	<u>25,957</u>	<u>27,006</u>	<u>27,222</u>	<u>0.8%</u>	<u>216</u>	
Subtotal Community Operations	<u>1,769,472</u>	<u>1,624,779</u>	<u>1,670,821</u>	<u>1,829,837</u>	<u>1,045,745</u>	<u>1,903,891</u>	<u>1,891,723</u>	<u>1,922,281</u>	<u>1,958,715</u>	<u>1.9%</u>	<u>36,435</u>	
Public Safety Wages & Benefits												
Wages - Public Safety	736,680	740,847	762,215	716,131	350,891	738,704	730,678	960,208	674,871	-29.7%	(285,337)	Wages (14.75 FTE)
Overtime - Public Safety	87,522	70,411	52,110	55,394	12,621	25,242	25,000	30,000	30,000	0.0%	0	Overtime - seasonal & scheduling coverage
Public Safety Benefits	228,423	237,701	239,012	261,703	0	0	279,009					
Payroll Taxes - Public Safety					5,796	12,129		14,358	10,139	-29.4%	(4,219)	Medicare taxes
Retirement 401a match - Public Safety					22,528	47,343		74,266	43,355	-41.6%	(30,911)	401(a) 6.2% employer match
Retirement 457b match - Public Safety					5,609	11,218		19,570	17,351	-11.3%	(2,219)	457(b) 5% employer match
Workers Compensation Public Safety					11,767	23,533		55,093	18,181	-67.0%	(36,912)	Workers compensation insurance allocation
Health Insurance - Public Safety					119,258	238,516		236,534	170,964	-27.7%	(65,570)	Health Insurance allocation for full time employees
Subtotal Public Safety Wages & Benefits	<u>1,052,625</u>	<u>1,048,959</u>	<u>1,053,338</u>	<u>1,033,228</u>	<u>514,645</u>	<u>1,069,036</u>	<u>1,034,687</u>	<u>1,390,029</u>	<u>964,861</u>	<u>-30.6%</u>	<u>(425,168)</u>	
Utilities - Public Safety	15,412	17,569	15,638	17,569	10,468	20,936	18,168	20,391	12,900	-36.7%	(7,491)	Water, electric, natural gas, trash - gate houses
Other Public Safety Operating Expenses												
Maintenance & Repairs - Gates	12,075	3,676	5,701	10,533	2,281	10,000	4,738	10,000	6,205	-38.0%	(3,795)	Gate repairs & supplies
Contracted Patrols	0	0	19,141	38,134	0	0	98,098					
Supplies-Public Safety	2,457	5,868	5,600	11,336	7,714	9,339	7,410	8,698	18,907	117.4%	10,209	1st aid supplies, mobile radar gun, cones, no parking signs
Signage	70	433	0	0	0	0	750					
Sticker Program	1,262	1,469	1,499	0	16,847	19,347	1,449	1,444		-100.0%	(1,444)	Collapsed into transponder line item
Transponders/Proximity Cards	13,908	15,439	12,139	5,748	23,863	27,595	12,159	12,166	13,856	13.9%	1,690	Stickers, transponders & proximity Cards
Uniforms-Public Safety	5,800	8,237	7,728	6,036	510	8,535	11,495	9,700	11,745	21.1%	2,045	Employee uniforms
Travel & Entertainment - PS	0	0	0	0	0	500		500	500	0.0%	0	Public safety travel & offsite meals
Subtotal Other Public Safety Opex	<u>35,573</u>	<u>35,122</u>	<u>51,809</u>	<u>71,788</u>	<u>51,215</u>	<u>75,316</u>	<u>136,099</u>	<u>42,508</u>	<u>51,213</u>	<u>20.5%</u>	<u>8,705</u>	
Subtotal Public Safety	<u>1,103,610</u>	<u>1,101,650</u>	<u>1,120,785</u>	<u>1,122,585</u>	<u>576,328</u>	<u>1,165,288</u>	<u>1,188,954</u>	<u>1,452,928</u>	<u>1,028,474</u>	<u>-29.2%</u>	<u>(424,454)</u>	
Equestrian Center Wages & Benefits												
Equestrian Center Wages				143,437	80,571	161,142	147,657	166,968	177,875	6.5%	10,907	Wages (4.85 FTE)
Equestrian Center Overtime				0	680	1,360	4,000	4,000	4,000	0.0%	0	Overtime - seasonal & scheduling coverage
Benefits				1,701	0	0	56,358					
Payroll Taxes - Equestrian Ctr					1,423	2,846		2,479	2,637	6.4%	158	Medicare taxes
Retirement 401a match - Equestrian Ctr					5,038	10,075		12,823	11,276	-12.1%	(1,547)	401(a) 6.2% employer match
Retirement 457b match - Equestrian Ctr					0	0		3,396	3,255	-4.2%	(141)	457(b) 5% employer match
Workers Compensation Eq Center					4,412	8,824		20,658	14,070	-31.9%	(6,588)	Workers compensation insurance allocation
Health Insurance - Equestrian Ctr					11,528	23,057		22,489	36,483	62.2%	13,994	Health Insurance allocation for full time employees
Subtotal Wages & Benefits	<u>0</u>	<u>0</u>	<u>0</u>	<u>145,138</u>	<u>102,797</u>	<u>205,595</u>	<u>208,015</u>	<u>232,813</u>	<u>249,596</u>	<u>7.2%</u>	<u>16,783</u>	
Equestrian Center Administrative Expenses												
Office Supplies				372	33	750	1,454	1,627	510	-68.7%	(1,117)	Miscellaneous office supplies
Advertising				2,500	2,500	3,000	11,110	6,595	1,500	-77.3%	(5,095)	Community outreach / clinics hosted at Equestrian Center
MIS & Computer Fees - EQ				0	0	400			400			Boarding management software
Training				0	0	0		1,000	1,000	0.0%	0	Training videos for employees
Uniforms				353	0	1,000	1,507	1,387	1,944	40.2%	557	Employee uniforms
Mileage				36	0	0						
Subtotal Administrative Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,261</u>	<u>2,533</u>	<u>5,150</u>	<u>14,071</u>	<u>10,609</u>	<u>5,354</u>	<u>-49.5%</u>	<u>(5,255)</u>	
Equestrian Center Boarding Expenses												
Manure Disposal				11,045	7,191	8,691	7,705	8,740	2,000	-77.1%	(6,740)	Haul & dump fees for manure
Grain				3,061	1,060	5,500	4,829	5,558	6,349	14.2%	791	Grain for boarded horses
Hay				37,800	39,600	67,100	46,720	77,280	58,592	-24.2%	(18,688)	Hay for boarded horses
Footing				2,238	2,403	5,500	7,516	6,592	7,432	12.7%	840	Footing for stalls
Shavings				11,335	7,818	15,637	17,186	15,932	24,500	53.8%	8,568	Shavings for stalls & paddocks
CMD Horses				300	0	0		4,500		-100.0%	(4,500)	
Summer Horse Program Expenses				0	0	0						
Summer Horse Lease Program												
Subtotal Boarding Expenses	<u>0</u>	<u>0</u>	<u>0</u>	<u>65,778</u>	<u>58,072</u>	<u>102,427</u>	<u>83,956</u>	<u>118,602</u>	<u>98,873</u>	<u>-16.6%</u>	<u>(19,729)</u>	
Equestrian Center Maintenance				23,411	7,653	17,305	18,493	17,192	22,009	28.0%	4,817	Miscellaneous supplies & repairs at barns, arena drag
Equestrian Center Utilities												
Electric				7,687	2,454	4,500	10,296	8,504	6,000	-29.4%	(2,504)	Equestrian Center utilities
Gas				13,829	6,647	12,412	12,517	12,728	12,500	-1.8%	(228)	Equestrian Center utilities
Trash				1,252	0	1,124	997	1,124	731	-35.0%	(393)	Equestrian Center utilities
Water				2,416	1,268	2,800	3,884	3,444	3,250	-5.6%	(194)	Equestrian Center utilities
Subtotal Utilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>25,183</u>	<u>10,369</u>	<u>20,836</u>	<u>27,694</u>	<u>25,800</u>	<u>22,481</u>	<u>-12.9%</u>	<u>(3,319)</u>	
Subtotal Equestrian Center	<u>0</u>	<u>0</u>	<u>0</u>	<u>262,771</u>	<u>181,424</u>	<u>351,313</u>	<u>352,229</u>	<u>405,016</u>	<u>398,313</u>	<u>-1.7%</u>	<u>(6,703)</u>	
Total Expenditures	<u>3,744,927</u>	<u>4,086,589</u>	<u>4,279,015</u>	<u>4,447,628</u>	<u>2,497,385</u>	<u>4,779,543</u>	<u>4,896,405</u>	<u>5,222,786</u>	<u>5,320,208</u>	<u>1.9%</u>	<u>97,422</u>	
Revenue Over (Under) Expenditures	<u>1,618,931</u>	<u>1,280,401</u>	<u>1,260,742</u>	<u>1,464,769</u>	<u>1,116,744</u>	<u>1,318,537</u>	<u>1,228,175</u>	<u>1,342,639</u>	<u>1,469,976</u>	<u>9.5%</u>	<u>127,337</u>	

Cordillera Metropolitan District (Consolidated)
Operating/Contractual Obligations Fund

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	NOTES
Other Financing Sources (Uses)												
Transfer from Equestrian Fund												
Transfer to Capital Projects Fund	(895,000)	(1,250,000)	(1,182,000)	(1,292,000)	(1,200,000)	(1,200,000)	(1,292,000)	(1,200,000)	(1,200,000)	0.0%	0	Transfer to capital fund
Total Other Financing Sources (Uses)	<u>(895,000)</u>	<u>(1,250,000)</u>	<u>(1,182,000)</u>	<u>(1,292,000)</u>	<u>(1,200,000)</u>	<u>(1,200,000)</u>	<u>(1,292,000)</u>	<u>(1,200,000)</u>	<u>(1,200,000)</u>	0.0%	0	
Revenue Over (Under) Expenditures				172,769	(83,256)	118,537	(63,825)	142,639	269,976			
Beginning Fund Balance								2,143,330	2,285,969			
Ending Fund Balance								<u>2,285,969</u>	<u>2,555,945</u>			

Cordillera Metropolitan District (Consolidated)
Debt Service Fund - CMD
Statement of Revenues and Expenditures

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget
Revenues											
Property Taxes CMD Debt Service	1,704,721	1,750,181	1,679,357	1,675,077	1,322,546	1,863,050	1,683,211	1,891,984	975,000	-48.5%	(916,984)
Tap Fee Revenue	60,850	12,494	11,066	0	0			-			-
CMD Debt Service Interest	3,804	8,950	12,228	30,709	5,505	11,009	8,000	20,000	10,000	-50.0%	(10,000)
Total Revenues	1,769,375	1,771,626	1,702,651	1,705,786	1,328,050	1,874,059	1,691,211	1,911,984	985,000	-48.5%	(926,984)
Expenditures											
Treasurers Fees CMD DS	51,209	52,589	50,475	50,328	39,683	55,891	50,496	56,760	29,250	-48.5%	(27,510)
CMD 2012 Principal	0	0	0	650,000	0	665,000		665,000	960,000		
CMD 2012 Interest	66,243	0	110,976	97,743	40,833	81,665		82,214	67,295		
CMD 2017A Interest	0	0	15,429	48,082	11,667	23,335		23,589			
CMD 2017A Principal	0	0	0	1,215,000	0	1,235,000		1,235,000			
CMD 2006A Series Interest Pmts	227,988	227,988	87,369	0	0						
Debt Service	294,231	227,988	213,774	2,010,825	52,500	2,005,000	2,009,420	2,005,803	1,056,545	-47.3%	(949,258)
Total Expenditures	345,439	280,576	264,249	2,061,153	92,183	2,060,892	2,059,916	2,062,563	1,085,795	-47.4%	(976,768)
Revenue Over (Under) Expenditures	1,423,936	1,491,050	1,438,403	(355,367)	1,235,867	(186,833)	(368,705)	(150,579)	(100,795)	-33.1%	49,784
Transfer from CPOA	331,410	333,157	223,101	273,101	0	327,418	273,101	327,418	24,956	-92.4%	(302,462)
Transfer from Reserve Fund						(66,565)	52,825	(66,565)		-100.0%	66,565
Total Other Financing Sources (Uses)	331,410	333,157	223,101	273,101	0	260,853	325,926	260,853	24,956	-90.4%	(235,897)
Change in Fund Balance				(82,266)	74,020		(42,779)	110,274	(75,839)		
Beginning Fund Balance				162,897		64,033		64,033	174,307		
Ending Fund Balance				64,033	138,053		174,307	98,468			
Assessed Valuation								73,705,140			
Mills Levied								13.228			

Cordillera Metropolitan District (Consolidated)
Debt Service Fund - CMMD

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget
Revenues											
Property Taxes CMMD Debt Service	890,999	771,895	785,630	793,832	586,291	897,604	794,161	900,000	750,000	-16.7%	(150,000)
Tap Fee Revenue	44,066	24,106	0	0	0						
CMMD Debt Service Interest	3,259	6,037	7,371	18,672	5,126	10,253	200	13,000	10,000	-23.1%	(3,000)
Total Revenues	938,324	802,038	793,001	812,504	591,417	907,857	794,361	913,000	760,000	-16.8%	(153,000)
Expenditures											
Treasurers Fees CMMD DS	26,796	23,273	23,653	22,448	17,594	26,928	23,825	27,000	22,500	-16.7%	(4,500)
CMMD Series 2017B Interest Pmts	0	0	16,809	63,673	24,088	48,176		47,960	33,245		
CMMD Series 2017B Principal	0	0	0	655,000	0	675,000		675,000	610,000		
CMMD 2002A Series Interest Pmts	0	0	0	0	0	0					
CMMD 2006B Series Interest Pmts	231,369	206,368	90,434	0	0	0					
CMMD 2006B Series Principal Pmts	500,000	510,000	0	0	0	0					
CMMD Series 2015 Interest Pmts	18,134	31,980	29,623	24,908	10,045	20,090		20,090	15,170		
CMMD Series 2015 Principal	90,000	115,000	0	235,000	0	240,000		240,000	245,000		
Total Debt Service	839,503	863,348	136,866	978,580	34,133	983,266	978,011	983,050	903,415	-8.1%	(79,635)
Total Expenditures	866,299	886,621	160,520	1,001,028	51,726	1,010,194	1,001,836	1,010,050	925,915	-8.3%	(84,135)
Revenue Over (Under) Expenditures	72,025	(84,583)	632,481	(188,524)	539,691	(102,337)	(207,475)	(97,050)	(165,915)	71.0%	(68,865)
Other Financing Sources (Uses)											
Transfer from CPOA	0	44,453	176,899	126,899	0	174,656	126,899	174,656	174,157	-0.3%	(499)
Transfer from Reserve Fund						(35,508)		(35,508)		-100.0%	35,508
Total Other Financing Sources (Uses)	0	44,453	176,899	126,899	0	139,148	126,899	139,148	174,157	25.2%	35,009
Change in Fund Balance				(61,625)	539,691	36,811	(80,576)	42,098	8,242		
Beginning Fund Balance						38,813		38,813	80,911		
Ending Fund Balance				38,813		75,624		80,911	89,153		
Assessed Valuation								19,638,600			
Mills Levied								38.190			

Cordillera Metropolitan District (Consolidated)

Debt Service Fund - 2002 Bond Reserve
Statement of Revenues and Expenditures

	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget
Revenues									
Sinking Fund - Chaveno Interest Income	771	1,728	986	1,972	0	0	1,500		
Total Revenues	<u>771</u>	<u>1,728</u>	<u>986</u>	<u>1,972</u>	<u>0</u>	<u>0</u>	<u>1,500</u>		
Other Financing Sources (Uses)									
Transfer From CPOA	0	0	0				200,887		
Transfer to Debt Service Funds	0	(52,825)	0	(102,073)	(52,825)	(102,073)		(1)	52,825
Total Other Financing Sources (Uses)	<u>0</u>	<u>(52,825)</u>	<u>0</u>	<u>(102,073)</u>	<u>(52,825)</u>	<u>(102,073)</u>	<u>200,887</u>	<u>-274.68%</u>	<u>253,712</u>
Revenue Over (Under) Expenditures	<u>771</u>	<u>(51,097)</u>	<u>986</u>	<u>(100,101)</u>	<u>(52,825)</u>	<u>(102,073)</u>	<u>202,387</u>	<u>-275.99%</u>	<u>253,484</u>
 Beginning Fund Balance				<u>117,499</u>		<u>117,499</u>	<u>15,426</u>		
Ending Fund Balance				<u>17,398</u>		<u>15,426</u>	<u>217,813</u>		

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

	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget
Revenues								
Bearcat Stables	10,937	8,782	4,899	9,234	10,003	10,697	6.9%	694
Cordillera Preservation Found. Donation	0		0					
Total Revenues	10,937	8,782	4,899	9,234	10,003	10,697	6.9%	694
Expenditures								
CommOps Building Foundation Repair	50,713	42,521	0					0
Heavy Equipment Replacement	336,636	458,941	99,392	364,000	364,000	265,200	-27.1%	(98,800)
Eques Ctr Remodel - 2017 Capex	10,761	0	0					0
Admin Carpet - 2017 Capex	21,441	0	0					0
Admin Windows - 2017 Capex	4,288	0	0					0
Eques Footing - 2017 Capex	10,052	0	0					0
Road Repair	696,713	630,379	382,382	571,000	571,000	702,000	22.9%	131,000
Street Light LED - 2017 Capex	32,976	0	0					0
Traffic Calming	14,408	0	13,222	13,222	14,000	5,000	-64.3%	(9,000)
Gate Replacement - 2017 Capex	33,261	0	0					0
Call Box Replacement - 2017 Capex	12,007	0	0					0
Radio Replacement - 2017 Capex	18,134	0	0					0
Rekey Buildings - 2017 Capex	7,261	0	0					0
Remodel Gate Houses - 2017 Capex	43,736	2,050	0					0
Guardrail Replacement - 2017 Capex	84,060	0	0					0
Aeration Pumps - 2018 Capex		5,300	0					0
Trail Signage - 2018 Capex		5,497	0					0
Divide Gatehouse Roof-2018 Capex		10,089	0					0
Radio Equipment & AEDS- 2018 Capex		6,682	0					0
Admin - Parking Lot Overlay		14,836	(346)					0
Fire Proof Cabinet - 2018 Capex		0	0					0
Equest Ctr Improve-2018 Capex		52,480	0					0
CMD Horses		0	0					0
Com Ops Washbay Floors Capex		0	0	6,000	6,000			0
Com Ops Boiler Replacement - Capex		0	0	45,000	41,500			(3,500)
Reserve Study 2019 - Capex		0	6,886	8,186	8,000			(186)
Admin Paint Capex		0	17,600	17,600	17,500			(100)
Admin Floor Refurbish - Capex		0	11,597	11,597	11,000			(597)
Admin LED Lighting Upgrade - Capex		0	8,901	8,901	5,000			(3,901)
Equestrian Mech Room update - Capex		0	0	3,500	3,500			0
Equestrian Paddock Fencing - Capex		0	0	25,000	25,000			0
Equestrian Dump Trailer		0	0	10,000	10,000			0
Equestrian CEC Drag		0	9,400	9,400	11,000			1,600
IT Security System Improvements - Capex		0	116,490	164,000	164,000			0
Com Ops Equipment						21,200		21,200
Com Ops Sealcoat						15,000		15,000
Pavillion @ Grenada Glen						15,000		15,000
Admin Remodel						85,345		85,345
IT Hardware						34,600		34,600
Accounting Software						37,500		37,500
Gate Access & EQ & Com Ops						32,900		32,900
Bearcat Stables						14,000		14,000
Total Expenditures	1,376,448	1,228,775	665,524	1,257,405	1,251,500	1,227,745	-1.9%	(23,755)
	(1,365,511)	(1,219,994)	(660,624)	(1,248,172)	(1,241,497)	(1,217,048)	-2.0%	24,449
Transfer from General Fund	1,182,000	1,182,000	1,200,000	1,200,000	1,200,000	1,200,000	0.0%	0
Total Other Financing Sources (Uses)	1,182,000	1,182,000	1,200,000	1,200,000	1,200,000	1,200,000	0.0%	0
Revenue Over (Under) Expenditures	(183,511)	(37,994)	539,376	(48,172)	(41,497)	(17,048)	-58.9%	24,449
Beginning Fund Balance			134,613		134,613	93,116		
Ending Fund Balance			86,441	86,441	93,116	76,068		

Cordillera Metropolitan District (Consolidated)

Water Enterprise

Statement of Revenues and Expenditures

	2017 Actual	2018 Approved Budget	Actual Through 6/30/2019	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget
Revenues					
Water Usage Fees	85,589	-	0	-	
Water Tap Fees	20,282		0	-	
Total Revenues	105,871	0	0	0	
Revenue Over (Under) Expenditures	105,871	0	0	0	
Beginning Fund Balance			2,182,023	2,182,023	
Ending Fund Balance			<u>2,182,023</u>	<u>2,182,023</u>	

Cordillera Property Owners Association

Operating Fund

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	% Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	NOTES:
Revenues												
Assessments	2,371,600	2,366,000	2,363,600	2,359,800	2,529,000	2,529,000	2,363,200	2,523,000	2,517,000	-0.2%	(6,000)	Annual assessment charged to property owners (839 properties)
Assessment Discounts	(221,100)	(224,700)	(203,400)	0	0	0						
Net Assessments	<u>2,150,500</u>	<u>2,141,300</u>	<u>2,160,200</u>	<u>2,359,800</u>	<u>2,529,000</u>	<u>2,529,000</u>	<u>2,363,200</u>	<u>2,523,000</u>	<u>2,517,000</u>	<u>-0.2%</u>	<u>(6,000)</u>	
Communications Contributions	33,035	61,074	0	0	0	0						
DRB Review Fees	78,283	69,026	28,579	95,024	29,315	50,000	62,000	62,000	44,000	-29.0%	(18,000)	Fees charged for DRB submittals & reviews
Compliance Fines				0	2,000	2,000			8,000		8,000	Fines for DRB non-compliance
Vail Gondola Club	663,956	660,906	655,793	726,861	539,662	680,630	648,815	679,000	691,600	1.9%	12,600	
Community Assets												
Short Course				62,236	-	50,000	50,000	50,000	54,050	8.1%	4,050	
Athletic Center	2,845	2,265	16,627	11,494	1,955	4,500	1,750	11,600	4,800	-58.6%	(6,800)	
Trailhead	67,680	82,415	79,280	117,975	250	92,550	89,045	116,330	92,045	-20.9%	(24,285)	
Subtotal Community Assets	<u>70,525</u>	<u>84,680</u>	<u>95,907</u>	<u>191,705</u>	<u>2,205</u>	<u>147,050</u>	<u>140,795</u>	<u>177,930</u>	<u>150,895</u>	<u>-15.2%</u>	<u>(27,035)</u>	
Other Revenue												
Interest Income	1,281	1,287	2,798	7,125	2,306	6,612	1,000	1,000	6,600	560.0%	5,600	Bank interest
Late Fees, penalty Interest and Other Reve	78,273	38,349	55,567	24,166	29,971	30,105	50,000	35,000	30,000	-14.3%	(5,000)	Late fees & interest charged to past due property owners
Fishing Program Revenues	0	500	4,000	3,500	3,000	4,500		4,500	4,500	0.0%	-	Fishing membership revenues (from individuals)
Market & Café Revenue	10,800	11,500	13,200	13,800	7,085	14,220	13,200	14,220	15,000	5.5%	780	Lease on kitchen space at Post Office Café
Fishing & Recreation Contribution	3,587	3,608	3,955	5,776	0	5,043	3,670	5,087	6,619	30.1%	1,532	Contribution for fishing maintenance from CVC & Timber Springs
Sales Center Lease	40,540	41,080	41,047	42,271	18,177	43,624	41,080	43,536	44,932	3.2%	1,396	Lease for Slifer, Smith & Frampton office at Summit
Subtotal Other Revenue	<u>134,480</u>	<u>96,324</u>	<u>120,567</u>	<u>96,637</u>	<u>60,539</u>	<u>104,103</u>	<u>108,950</u>	<u>103,343</u>	<u>107,652</u>	<u>4.2%</u>	<u>4,309</u>	
Total Revenues	<u>3,130,780</u>	<u>3,113,310</u>	<u>3,061,046</u>	<u>3,470,028</u>	<u>3,162,721</u>	<u>3,512,783</u>	<u>3,323,760</u>	<u>3,545,273</u>	<u>3,519,147</u>	<u>-0.7%</u>	<u>(26,126)</u>	
Expenses												
Administration Contract CMD	1,258,267	1,190,923	1,116,666	943,673	562,780	1,125,559	1,093,673	1,125,559	1,493,930	32.7%	368,371	Service Agreement contract paid to CMD
River Parcel & Pond Management	27,096	26,270	27,620	37,730	18,068	36,210	28,560	36,337	47,280	30.1%	10,943	Management contract for river parcel, fish stocking at ponds
Trash and Recycle Program	124,003	125,964	153,023	149,647	50,547	150,500	154,964	163,700	145,078	-11.4%	(18,622)	Homeowner trash & recycle program expense
Design Review Board Expenses												
Architect Fees	8,537	11,657	10,572	5,124	1,990	3,000	9,600	9,600	9,320	-2.9%	(280)	Independent architectural review & consulting
Landscape Architect Fees	2,680	4,188	5,460	4,290	668	750	2,070	3,960	1,800	-54.5%	(2,160)	Independent architectural review & consulting
DRB Meeting Expenses	487	304	420	418	198	300	660	660	680	3.0%	20	Meeting expenses for monthly DRB meetings
DRB - Legal Fees	0	826	0	290	0	0	4,700	4,700		-100.0%	(4,700)	Legal fees consolidated with general counsel
DRB Administration	51,137	48,245	50,361	46,360	13,362	13,362	50,400	31,200		-100.0%	(31,200)	DRB Administrator replaced with full time employee
Subtotal Design Review Board Expense	<u>62,841</u>	<u>65,219</u>	<u>66,814</u>	<u>56,481</u>	<u>16,217</u>	<u>17,412</u>	<u>67,430</u>	<u>50,120</u>	<u>11,800</u>	<u>-76.5%</u>	<u>(38,320)</u>	
Other Operating Expenses												
Insurance Expenses	57,791	60,444	63,263	58,782	23,678	47,856	62,121	71,689	71,689	0.0%	-	Liability, Directors & Property Insurance - quote expected October 1st
Audit/Tax Prep Fees	0	10,600	13,530	12,860	10,500	11,500	9,100	14,000	12,000	-14.3%	(2,000)	Annual independent audit
Legal Fees - General	67,172	228,997	190,632	149,083	19,964	62,552	118,700	65,700	64,425	-1.9%	(1,275)	General counsel, land use, delinquent accounts representation
Bad Debt Expense	18,791	4,024	23,775	13,674	0	13,500	3,000	23,775	13,098	-44.9%	(10,677)	Estimate of uncollectable accounts
Bank Charges	2,500	0	180	3,642	1,622	3,243	3,000	3,000	3,000	0.0%	-	
Depreciation Expense	28,091	27,795	27,496	84,664	0	0	-	0	0		-	
Cordillera Post Office & Market - Utilities	26,500	23,649	24,912	27,701	12,966	27,000	27,638	28,870	27,750	-3.9%	(1,120)	Electric, natural gas, water & trash removal
Cafe & Post Office Repairs	14,512	161	0	972	0	0	-	-	-		-	
Cafe - Coffee & Newspapers	1,809	1,161	1,381	2,718	1,347	3,000	2,846	3,510	2,940	-16.2%	(570)	Coffee & newspaper supplies
General Store Utilities	8,282	9,954	9,441	10,952	4,409	10,000	9,980	11,339	10,605	-6.5%	(734)	Electric, natural gas, water & trash removal
Community Enrichment Events	23,772	32,318	16,135	18,924	3,322	28,000	17,900	25,050	35,000	39.7%	9,950	Community day, homeowner social events
Credit Card Discount Fees	2,155	2,371	2,042	1,501	1,578	3,835	1,400	1,400	2,159	54.2%	759	Merchant card processing fees
Communications & Website Expense	0	0	0	0	0	0	370	-	-		-	
Misc. Operating Expenses	75	688	500	(75)	0	0	-	-	-		-	
Election Expenses	0	0	0	0	0	8,500	-	16,372	9,608	-41.3%	(6,764)	2020 election expenses - postage, legal, printing
Business Meeting Expense	0	0	0	0	0	900	0	960	900	-6.3%	(60)	Other business meeting expense
Strategic Planning	0	0	0	0	25,922	52,222	0	65,500	25,000	-61.8%	(40,500)	Resonance Consulting
Subtotal - Other Operating Expenses	<u>251,450</u>	<u>402,162</u>	<u>373,286</u>	<u>385,400</u>	<u>105,307</u>	<u>272,109</u>	<u>253,055</u>	<u>331,165</u>	<u>278,174</u>	<u>-16.0%</u>	<u>(52,991)</u>	
Post Office Revenues	41,414	43,784	45,079	52,266	14,754	52,266	39,356	50,419	52,000	3.1%	1,581	Income from Post Office operations
Post Office Operations	39,638	42,490	50,243	56,122	24,018	57,122	36,882	57,616	57,060	-1.0%	(556)	Postage meter, supplies, lock replacement expense
Subtotal - Post Office	<u>(1,776)</u>	<u>(1,294)</u>	<u>5,165</u>	<u>3,856</u>	<u>9,264</u>	<u>4,856</u>	<u>(2,474)</u>	<u>7,197</u>	<u>5,060</u>	<u>-29.7%</u>	<u>(2,137)</u>	
Vail Gondola Club Expenses	<u>617,129</u>	<u>625,477</u>	<u>590,958</u>	<u>642,774</u>	<u>326,784</u>	<u>622,849</u>	<u>596,112</u>	<u>677,963</u>	<u>704,280</u>	<u>3.9%</u>	<u>26,317</u>	
Community Assets												
Short Course	482,503	39,434	323,032	435,933	416,453	430,422	436,509	436,600	436,750	0.0%	150	
Athletic Center	203,426	229,327	270,031	313,770	168,724	335,206	340,947	348,140	351,090	0.8%	2,950	
Trailhead	161,011	170,786	214,531	217,425	69,765	232,438	239,416	259,557	265,703	2.4%	6,146	
Subtotal Community Assets	<u>846,940</u>	<u>439,547</u>	<u>807,593</u>	<u>967,128</u>	<u>654,942</u>	<u>998,066</u>	<u>1,016,872</u>	<u>1,044,297</u>	<u>1,053,543</u>	<u>0.9%</u>	<u>9,246</u>	

	2015	2016	2017	2018	Actual Through 6/30/2019	Projected through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	% Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	NOTES:
CPOA Administration Wages & Benefits												
Wages - Recreation Admin	60,565	55,353	63,519	55,353	30,117	60,235	58,019	52,507	0			Reallocated to CMD Administration department
Overtime - Recreation Admin					274	274			0			
Benefits	13,906	9,227	13,613	9,227	0	0	13,465		0			
Payroll Taxes - Recreation Admin					577	1,154		761	0			
Retirement 401a Match - Rec Admin					2,083	4,167		3,938	0			
Retirement 457b Match - Rec Admin					1,339	2,678		259	0			
Work Comp - Rec Admin					31	62		146	0			
Health Insurance - Rec Admin					3,457	6,913		6,988	0			
Wages - Marketing	90,989	74,403	71,671	74,403	39,361	66,027	76,051	78,340	0			
Overtime - Marketing					0	0		-	0			
Benefits	20,185	11,184	22,208	11,184	0	0	19,223		0			
Payroll Taxes - Marketing					520	1,041		1,136	0			
Retirement 401a Match - Marketing					2,440	4,092		5,876	0			
Retirement 457b Match - Marketing					1,760	2,426		428	0			
Work Comp - Marketing					47	93		218	0			
Health Insurance - Marketing					5,761	7,681		11,565	0			
Subtotal CPOA Admin Wages & Benefits	185,645	150,168	171,011	150,168	77,956	140,081	166,758	162,162	0	-100.0%	(162,162)	
Communication Expenses												
Advertising	34,509	38,913	39,112	38,913	21,209	42,418	41,838	50,370	-100.0%	(50,370)	Reallocated to CMD budget in 2020	
Public Relations	59,687	8,394	9,221	8,394	128	35,128	47,400	35,675	-100.0%	(35,675)	Reallocated to CMD budget in 2020	
Collateral	24,862	6,921	7,509	6,921	243	16,243	14,378	16,462	-100.0%	(16,462)	Reallocated to CMD budget in 2020	
Promotions	9,316	11,305	10,468	11,305	7,259	14,519	21,589	16,725	-100.0%	(16,725)	Reallocated to CMD budget in 2020	
Production	6,336	1,256	1,862	1,256	1,600	13,600	15,920	14,103	-100.0%	(14,103)	Reallocated to CMD budget in 2020	
Web Site	24,130	7,921	13,673	7,921	9,367	18,735	12,105	12,895	-100.0%	(12,895)	Reallocated to CMD budget in 2020	
Creative/Photography	70	18,073	0	18,073	365	15,365		18,200			Reallocated to CMD budget in 2020	
Subtotal - Communication	158,909	92,784	81,844	92,784	40,172	156,008	153,230	164,430	0	-100.0%	(164,430)	
Total Expenditures	3,530,504	3,117,219	3,393,978	3,429,641	1,862,038	3,523,649	3,361,422	3,762,930	3,739,144	-0.6%	138,376	
Revenue Over (Under) Expenditures	(399,724)	(3,909)	(332,933)	40,387	1,300,683	(10,866)	(37,662)	(217,657)	(219,997)	1.1%	(2,340)	
Beginning Available Fund Balance								1,103,698	886,041			
Ending Available Fund Balance								886,041	666,044			

Cordillera Property Owners Association
Debt Service & Capital Reserve Fund
Statement of Revenue, Expenditures and Changes in Fund Balance

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget
Revenue											
Real Estate Transfer Assessments	1,334,461	1,400,762	1,427,040	1,385,621	997,573	1,500,000	1,350,000	1,350,000	1,350,000	0.0%	0
Interest Income											
Total Revenues	1,334,461	1,400,762	1,427,040	1,385,621	997,573	1,500,000	1,350,000	1,350,000	1,350,000	0.0%	0
Expenditures											
Healthy Forest Program	69,279	79,447	68,494	139,300	68,969	134,400	127,000	134,450	125,000		
Health Forest Contra - Owner Reimb			0	(7,417)	0	(6,850)					
Engineering	0	0	0	0	6,864	8,065	0	8,000			
Post Office	0	0	0		3,500	83,500	30,205	83,500	33,665		
Security System Improvements					23,715	30,000		30,000			
Sales Center									8,420		
IT - Electronic Locks									28,300		
IT - Accounting Software									37,500		
ACC Projects	0	0	310,794	81,886	6,373	18,000	116,382	18,000	177,220		
Trailhead Projects	0	0	8,411	255,092	8,312	8,312	271,210	856,000	48,690		
Short Course Projects	0	0	6,550	0	0	99,045	350,000	68,000	146,973		
Total Capital Projects	69,279	79,447	394,249	468,861	117,734	374,472	894,797	1,197,950	605,768	-49.4%	(592,182)
Debt Service	400,000	400,000	400,000	400,000	0	400,000	400,000	400,000	400,000	0.0%	0
Working Capital Contribution											
Transfer to (From) CPOA							241,418				
Total Expenditures	469,279	479,447	794,249	868,861	117,734	774,472	1,536,215	1,597,950	1,005,768	-37.1%	(592,182)
Revenue Over (Under) Expenditures	865,182	921,314	632,791	516,760	879,838	725,528	(186,215)	(247,950)	344,232	-238.8%	592,182
Beginning Available Fund Balance								3,325,488	3,077,538		
Ending Available Fund Balance								3,077,538	3,421,770		

Cordillera Property Owners Association
Gondola Club

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	Notes
Revenues												
Membership Revenue	39,000	32,250	87,750	87,500	10,000	20,000	30,000	40,000	-	-100.0%	(40,000)	Membership slots at capacity - new memberships offset refundable initiation fees
Membership Dues	594,075	606,729	556,319	628,376	521,457	647,100	595,795	625,200	676,000	8.1%	50,800	Annual dues from each member
Locker Rental Revenue	7,925	13,441	11,089	8,115	7,155	12,480	13,020	11,800	15,600	32.2%	3,800	Locker Rentals - Guests of members & member excess
Seasonal Lease Revenue	20,006	8,504	0	2,000	0	0	10,000	2,000	-	-100.0%	(2,000)	
Misc Income	2,950	(18)	635	870	1,050	1,050	-	-	-		0	
Total Revenues	663,956	660,906	655,793	726,861	539,662	680,630	648,815	679,000	691,600	1.9%	12,600	
Expenses												
Wages - VGC	90,193	101,982	102,410	118,577	57,428	113,500	116,422	118,825	130,422	9.8%	11,597	Wages (2.25 FTE)
Overtime - VGC					411	750		5,000	5,000	0.0%	0	Seasonal overtime
Vail Gondola Club Benefits	13,982	24,026	26,459	22,266	0	0	28,012		-		0	
Payroll Taxes - VGC					945	1,900		1,795	1,946	8.4%	151	Medicare taxes
Retirement 401a Match - VGC					3,211	6,500		9,287	8,322	-10.4%	(965)	401(a) 6.2% employer match
Retirement 457b Match - VGC					1,694	3,500		1,500	3,264	117.6%	1,764	457(b) 5% employer match
Work Comp - VGC					161	325		754	178	-76.4%	(576)	Workers compensation insurance coverage
Health Insurance - VGC					8,642	17,143		17,143	24,681	44.0%	7,538	Health Insurance allocation for full time employees
Wages & Benefits	104,175	126,009	128,869	140,843	57,839	114,250	144,434	154,304	173,813	12.6%	19,509	
Lease	279,400	290,757	299,482	311,549	158,859	320,895	308,475	317,718	330,522	4.0%	12,804	Annual lease for Vail Gondola Club space
Lease	279,400	290,757	299,482	311,549	158,859	320,895	308,475	317,718	330,522	4.0%	12,804	
Common Area Maintenance	60,349	59,089	63,368	71,404	42,811	83,509	65,111	83,509	91,407	9.5%	7,898	Common area maintenance for Vail Gondola Club building
Repair & Maintenance	9,715	11,582	11,276	11,863	10,125	14,075	13,460	14,075	13,725	-2.5%	(350)	Service calls, professional cleaning, event cleaning
CAM & Repair & Maint.	70,064	70,671	74,644	83,267	52,936	97,584	78,571	97,584	105,132	7.7%	7,548	
Depreciation	56,869	56,869	9,478	0	0	0	0	0	0		0	
Member Entertainment	13,000	0	2,201	1,848	2,100	4,000	4,500	4,000	2,500	-37.5%	(1,500)	Season kick off social for club members
Daily F&B	41,718	53,126	45,497	63,795	43,827	61,750	60,919	66,750	65,890	-1.3%	(860)	Food & beverages for ski season
Member Expenses	54,718	53,126	47,698	65,644	45,927	65,750	65,419	70,750	68,390	-3.3%	(2,360)	
Vail Gondola Club Marketing/Promo	14,411	3,080	7,611	1,696	35	35	6,300	3,500	-	-100.0%	(3,500)	
Dues & Subscriptions	355	20	62	104	0	0	250	350	120	-65.7%	(230)	Subscriptions for member enjoyment
Flowers & Decorations	0	36	0	0	0	300	300	300	300	0.0%	0	Christmas & seasonal decorations
License, Fees & Permits	318	341	325	362	325	325	325	325	325	0.0%	0	Town of Vail business license
Legal	0	0	0	0	0	0	2,500	6,000	-	-100.0%	(6,000)	General legal counsel (included in CPOA general legal)
Insurance	1,400	0	0	0	0	1,400	1,400	1,400	-	-100.0%	(1,400)	Included in CPOA coverage
Telephone, Cable & Internet	2,499	4,274	3,394	3,337	1,926	4,000	4,440	4,440	4,503	1.4%	63	Utilities for Vail Gondola Club space
Supplies	9,365	10,279	10,009	12,687	5,972	9,975	10,175	9,975	9,875	-1.0%	(100)	Tracking stickers, lanyards, refrigerator, logo items
Mileage & Parking	7,310	8,872	8,158	4,617	2,964	7,200	10,607	10,182	9,980	-2.0%	(202)	Parking for employees
Uniforms	709	1,143	1,227	1,846	0	1,135	1,250	1,135	1,320	16.3%	185	Employee uniforms
Other Operating Expense	36,366	28,045	30,786	24,648	11,223	24,370	37,547	37,607	26,423	-29.7%	(11,184)	
Total Operating Expenses	601,593	625,477	590,958	625,950	326,784	622,849	634,446	677,963	704,280	3.9%	26,317	
Capital Expenses												
Paint VGC	7,550	0	0	0	0	0	0	0	0		0	
Fixtures & Furniture	7,987	0	0	16,824	0	8,500	0	0	0		0	
Total Capital Expenses	15,537	0	0	16,824	0	8,500	0	0	0		0	
Total Expenses	617,129	625,477	590,958	642,774	326,784	631,349	634,446	677,963	704,280	3.9%	26,317	
Revenue Over (Under) Expenditures	46,827	35,429	64,835	84,087	212,878	49,281	14,369	1,037	(12,680)	-1322.7%	(13,717)	

Cordillera Property Owners Association
Athletic Center

	2015	2016	2017	2018	Actual	Projected	2018	2019	2020	Percent	\$ Amount	
	Actual	Actual	Actual	Actual	Through	Through	Final	Final	Proposed	2020 Budget	2020 Budget	Notes
					6/30/2019	12/31/2019	Budget	Budget	Budget	Over (Under)	Over (Under)	
										2019 Budget	2019 Budget	
Revenues												
Class Revenue	0	0	0	175	0		-	0				
Personal Training Revenue	2,845	2,265	16,627	11,319	1,955	4,500	1,750	11,600	4,800	-58.6%	(6,800)	Personal training sessions/ packages
Total Revenues	2,845	2,265	16,627	11,494	1,955	4,500	1,750	11,600	4,800	-58.6%	(6,800)	
Expenditures												
Wages - Athletic Center	62,332	66,023	75,375	93,915	51,171	112,342	130,407	122,719	128,788	4.9%	6,069	Wages (2.5 FTE)
Overtime - Athletic Center	1,366	3,643	2,818	1,725	4,868	5,500	5,000	5,000	5,000	0.0%	0	Seasonal overtime
Benefits	14,494	16,070	16,105	16,877	0		24,561		0		0	
Payroll Taxes - Athletic Center					991	1,983		1,852	1,934	4.4%	82	Medicare taxes
Retirement 401a Match - Athletic Center					3,474	6,949		9,579	8,270	-13.7%	(1,309)	401(a) 6.2% employer match
Retirement 457b match - ACC					388	775		728	1,075	47.7%	347	457(b) 5% employer match
Work Comp - Athletic Center					538	1,076		2,518	958	-62.0%	(1,560)	Workers compensation insurance coverage
Health Insurance - Athletic Center					5,761	11,522		11,238	12,158	8.2%	920	Health Insurance allocation for full time employees
Wages & Benefits	78,192	85,737	94,297	112,517	65,238	136,240	159,968	153,634	158,183	2.96%	4,549	
Telephone, Cable & Internet	9,016	7,666	9,703	13,194	6,003	12,006	10,464	10,776	9,425	-12.5%	(1,351)	Athletic Center utilities
Licenses, Fees & Permits	271	230	204	654	983	1,500	0	1,840	1,570	-14.7%	(270)	Software & music licenses for workout rooms
Laundry Expense	11,154	16,271	27,723	30,801	19,708	37,000	27,060	33,456	36,960	10.5%	3,504	Daily laundry service
Linen	1,675	2,403	2,761	4,127	1,585	2,000	4,684	3,560	2,020	-43.3%	(1,540)	Linen replacement for locker rooms
Locker Room Supplies	6,487	8,160	9,437	7,140	3,528	8,400	8,400	8,400	8,400	0.0%	0	Soaps, lotions, sunblock, dispensers, locker room furniture
Office Supplies	1,117	811	1,869	2,251	425	1,000	1,400	1,000	1,000	0.0%	0	Miscellaneous office supplies
Uniforms	383	302	507	568	520	800	630	670	1,000	49.3%	330	Employee uniforms
Pool & Spa Supplies	2,003	2,522	5,026	6,530	3,131	5,781	5,039	5,787	5,935	2.6%	148	Testing supplies, thermometers, pool salt
Coffee & Snacks	5,060	6,171	7,290	6,771	4,413	9,450	7,500	9,450	9,450	0.0%	0	
Trash Removal	150	125	607	1,100	550	1,100	1,680	1,590	792	-50.2%	(798)	Athletic Center trash removal
Operating Expenses	37,316	44,659	65,127	73,136	40,846	79,037	66,857	76,529	76,552	0.0%	23	
Equipment Maintenance	1,196	1,890	1,042	1,752	2,692	3,262	2,390	2,390	2,390	0.0%	0	Fitness Tech quarterly maintenance, labor & parts
Landscaping	6,979	13,197	15,051	14,416	5,401	15,271	14,389	15,271	15,227	-0.3%	(44)	Flower beds, mowing, maintenance
Elevator Maintenance	3,572	2,120	3,187	2,902	1,388	2,776	3,450	3,610	3,610	0.0%	0	Service contract for annual elevator maintenance
Parking Lot Maintenance	736	570	570	690	570	570	740	795	795	0.0%	0	parking lot repairs & paint striping
Facilities R&M	4,336	8,162	25,103	31,384	11,810	18,000	12,455	18,626	17,920	-3.8%	(706)	Annual inspections, window cleaning, equipment service
Facility Parts & Supplies	2,144	2,294	1,366	8,976	3,025	4,150	5,941	4,150	4,360	5.1%	210	Miscellaneous supplies
Pool & Spa R&M	3,511	13,918	5,757	3,426	6,330	7,000	3,802	4,345	7,118	63.8%	2,773	Pool supplies & chemicals
Repair & Maintenance Expense	22,473	42,151	52,076	63,546	31,217	51,029	43,167	49,187	51,420	4.5%	2,233	
Fitness Supplies	1,580	1,024	1,558	6,379	4,875	6,500	6,275	6,985	2,735	-60.8%	(4,250)	Fitness supplies - balls, mats, bands, etc.
Fitness Instructions	4,689	3,806	5,038	4,481	2,250	6,300	6,000	6,300	6,700	6.3%	400	Contracted instructors (Hydro cycling, workshops)
Fitness Expenses	6,269	4,830	6,596	10,859	7,125	12,800	12,275	13,285	9,435	-29.0%	(3,850)	
Electricity	23,907	20,744	20,009	28,383	12,127	27,000	24,648	24,780	27,000	8.96%	2,220	Athletic Center utilities
Natural Gas	27,647	22,553	22,705	20,017	9,145	21,000	25,260	22,020	20,400	-7.36%	(1,620)	Athletic Center utilities
Water	7,621	8,652	9,220	5,312	3,026	8,100	8,772	8,700	8,100	-6.90%	(600)	Athletic Center utilities
Utilities	59,175	51,949	51,934	53,712	24,298	56,100	58,680	55,500	55,500	0.00%	0	
Total Operating Expenses	203,426	229,327	270,031	313,770	168,724	335,206	340,947	348,135	351,090	0.85%	2,955	
Net Operating Revenue (Expense)	(200,581)	(227,062)	(253,404)	(302,276)	(166,769)	(330,706)	(339,197)	(336,535)	(346,290)	2.90%	(9,755)	

Cordillera Property Owners Association
Athletic Center

	2015	2016	2017	2018	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	Notes
	Actual	Actual	Actual	Actual								
Capital Expenses												
Cardio equip flooring paint - 2017 Capex	0	0	134,254	0	0				10,000			
Shower Pans - 2017 Capex	0	0	25,100	0	0							
Building & Pool Boilers	0	0	141,213	0	0							
Pickle Ball Repair - 2017 Capex	0	0	10,226	0	0							
Pool Furniture	0	0	0	22,417	0		17,900					
Tennis Court Repair / Windscreen	0	0	0	16,000	6,373	8,000	13,800	8,000	8,000			
Common Area Flooring	0	0	0	13,730	0		16,500		12,000			
Trash Bin Enclosure	0	0	0	8,267	0		8,210					
Locker Room Keyless Locks	0	0	0	19,143	0		26,200					
Trim Work / Reception Remodel	0	0	0	2,328	0		15,772					
Pool Deck Resurface / repair	0	0	0	0	0		18,000		24,500			
Hot Water Holding Tanks						10,000		10,000				
Air Conditioning									68,350			
Interior Paint									18,220			
Exterior Stain									16,800			
Parking Lot									11,500			
Backflow Preventor									7,850			
Total Capital Expenses	0	0	310,794	81,886	6,373	18,000	116,382	18,000	177,220	884.56%	159,220	
Total Expenditures	203,426	229,327	580,824	395,656	175,097	353,206	457,329	366,135	528,310	44.29%	162,175	
Revenue Over (Under) Expenditures	(200,581)	(227,062)	(564,197)	(384,162)	(173,142)	(348,706)	(455,579)	(354,535)	(523,510)	47.66%	(168,975)	

Cordillera Property Owners Association
Trailhead

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	Notes
Revenues												
Cordillera Day Camp Revenue	67,180	81,165	78,220	117,475	0	90,750	87,395	115,005	90,720	-21.12%	(24,285)	Cordy Camp participant camp fees
Facility Fees	500	750	810	500	250	1,000	1,650	1,325	1,325	0.00%	0	Trailhead rental fees
Trailhead Rental	0	500	250	0	0	0	0	0	0	0.00%	0	
Donation for Equipment	0	0	0	0	0	0	0	0	0	0.00%	0	
Vending Revenue	0	0	0	888	0	800	0	0	0	0.00%	0	
Total Revenues	67,680	82,415	79,280	117,975	250	92,550	89,045	116,330	92,045	-20.88%	(24,285)	
Expenses												
Wages	58,637	50,199	77,550	76,075	0	82,905	84,372	90,424	99,408	9.94%	8,984	Wages (1 FTE plus 9 seasonal)
OT Wages	3,299	2,398	2,484	1,908	0	1,923	5,000	5,000	5,000	0.00%	0	Seasonal overtime
Benefits	5,814	5,078	11,075	12,097	0	0	16,837	0	0	0.00%	0	
Payroll Taxes - Trailhead					493	987		1,384	1,508	8.96%	124	Medicare taxes
Retirement 401a Match - Trailhead					1,948	3,897		7,157	6,449	-9.89%	(708)	401(a) 6.2% employer match
Retirement 457b Match - Trailhead					490	980		545	1,338	145.50%	793	457(b) 5% employer match
Work Comp - Trailhead					373	746		1,746	716	-58.99%	(1,030)	Workers compensation insurance coverage
Health Insurance - Trailhead					5,185	10,370		10,155	12,244	20.57%	2,089	Health Insurance allocation for full time employees
Wages & Benefits	67,749	57,676	91,109	90,079	8,490	101,807	106,209	116,411	126,663	8.81%	10,252	
Telephone, Cable & Internet	3,512	3,077	4,763	4,313	2,139	4,380	4,835	4,380	4,920	12.33%	540	Trailhead utilities
Licenses, Fees & Permits	3,880	4,226	4,868	5,916	0	4,500	4,370	5,779	4,500	-22.13%	(1,279)	Rec1 fees - camp management software
Laundry Expense	5,546	6,734	13,407	13,838	2,653	13,500	13,500	14,400	14,400	0.00%	0	Daily laundry pickup
Locker Rooms Supplies	841	1,165	1,128	1,323	600	1,750	1,750	1,750	1,750	0.00%	0	Soaps, lotions, sunscreen, paper goods, dispensers
Linen	0	644	2,022	2,222	800	800	2,975	1,750	1,750	0.00%	0	Linen replacement for locker rooms
Vending Supplies					266	750		750	800	6.67%	50	Supplies for vending machine
Office Supplies	324	555	1,698	3,097	1,030	1,030	5,025	1,050	1,025	-2.38%	(25)	Miscellaneous office supplies
Uniforms	882	1,155	1,078	1,242	870	870	1,320	1,200	1,200	0.00%	0	Employee uniforms
Pool & Spa Supplies	5,433	1,785	4,557	3,973	2,831	5,500	5,536	6,138	6,902	12.45%	764	Pool supplies & chemicals
Landscaping	12,863	17,137	21,075	19,960	12,191	22,500	19,491	19,958	19,969	0.06%	11	Flower beds, planting, maintenance, mowing
Operating Expenses	33,280	36,479	54,596	55,886	23,380	55,580	58,802	57,155	57,216	0.11%	61	
Parking Lot Maintenance	925	570	765	970	970	970	1,065	1,070	1,000	-6.54%	(70)	Parking lot repairs & striping
Facilities R&M	4,248	6,604	9,858	7,890	3,690	8,000	9,633	13,247	9,440	-28.74%	(3,807)	Annual inspections, boiler filters, pest control
Facility Parts & Supplies	957	874	692	2,942	1,640	2,768	2,052	2,768	3,560	28.61%	792	Miscellaneous supplies
Pool & Spa R&M	1,948	17,797	5,414	3,557	3,330	5,909	5,228	5,909	8,778	48.55%	2,869	Boiler inspections, sensors, pool filters, winterization of pool
Repair & Maintenance Expense	8,078	25,845	16,729	15,360	9,630	17,647	17,978	22,994	22,778	-0.94%	(216)	
Electricity	9,359	7,882	7,580	8,945	4,079	8,300	8,196	9,024	8,925	-1.10%	(99)	Trailhead utilities
Natural Gas	8,504	10,306	10,344	9,734	4,748	11,200	11,964	10,032	11,400	13.64%	1,368	Trailhead utilities
Trash Removal	0	0	0	0	0	0	190	0	0	0.00%	0	
Water	11,240	11,883	10,601	8,473	2,304	8,500	9,456	9,840	8,976	-8.78%	(864)	Trailhead utilities
Utilities	29,102	30,071	28,526	27,152	11,131	28,000	29,806	28,896	29,301	1.40%	405	
Background Checks	382	358	540	236	430	430	543	537	680	26.63%	143	Seasonal employee background checks
Training & Education	815	757	1,722	1,837	1,699	2,050	1,950	2,275	1,850	-18.68%	(425)	Required day camp counselor training
Day Camp - License	121	134	134	134	300	300	134	134	300	123.88%	166	License with State of Colorado
Advertising	1,966	2,277	2,895	2,894	2,639	2,639	2,900	2,975	2,900	-2.52%	(75)	Camp advertising
Inspection Fees	60	60	60	60	60	60	60	60	60	0.00%	0	Annual inspection fee for camp registration
Camp Games, Supplies, and Snacks	1,925	2,863	3,881	4,133	2,284	4,200	4,430	4,500	4,230	-6.00%	(270)	Supplies for campers
Day Camp Clinics	11,898	7,810	8,695	12,817	960	10,962	10,004	12,932	10,962	-15.23%	(1,970)	Clinics for campers
Camp Transportation	5,637	6,457	5,644	6,837	8,763	8,763	6,600	10,643	8,763	-17.66%	(1,880)	Cordy camp van lease
Subtotal Camp Expenses	22,803	20,715	23,571	28,948	17,134	29,404	26,621	34,056	29,745	-12.66%	(4,311)	
Total Operating Expenses	161,011	170,786	214,531	217,425	69,765	232,438	239,416	259,512	265,703	2.39%	6,191	
Net Operating Revenue (Expense)	(93,331)	(88,371)	(135,251)	(99,450)	(69,515)	(139,888)	(150,371)	(143,182)	(173,658)		(30,476)	

Cordillera Property Owners Association
Trailhead

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	Notes
Capital Expenses												
Roof Replacement - 2017 Capex	0	0	0	0	0							
Pool Remodel - 2017/2018 Capex	0	0	8,068	139,966	0		18,000					
Locker Room Tile - 2017 Capex	0	0	343	0	0							
Trash Bin Enclosure	0	0	0	8,149	0		8,210					
Roof Replacement - 2018 Capex	0	0	0	106,978	0		100,000					
Trailhead Remodel (Phase I)					8,312	8,312		856,000				
Pool Deck, Enhancements												
Commercial Pool Cleaner									11,450			
Refinish Wood Floor									6,000			
Exterior Stain									18,240			
Parking Lot									7,500			
Pool Vacuum									5,500			
Total Capital Expenses	0	0	8,411	255,092	8,312	8,312	126,210	856,000	48,690	-94.31%	(807,310)	
Total Expenditures	161,011	170,786	222,942	472,517	78,077	240,750	365,626	1,115,512	314,393	-71.82%	(801,119)	
Revenue Over (Under) Expenditures	(93,331)	(88,371)	(143,662)	(354,542)	(77,827)	(148,200)	(276,581)	(999,182)	(222,348)	-77.75%	776,834	

Cordillera Property Owners Association
Short Course

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	Actual Through 6/30/2019	Projected Through 12/31/2019	2018 Final Budget	2019 Final Budget	2020 Proposed Budget	Percent 2020 Budget Over (Under) 2019 Budget	\$ Amount 2020 Budget Over (Under) 2019 Budget	NOTES:
Revenues												
Expense Reimbursement				0	0		0	0				
Sale of Equipment												
Short Course Revenue - Troon	0	127,429	0	62,236	0	50,000	50,000	50,000	54,050	8.10%	4,050	Income from golf fees
Total Revenues	0	127,429	0	62,236	0	50,000	50,000	50,000	54,050	8.10%	4,050	
Expenditures												
Short Course Contract	425,000	0	286,580	400,000	400,000	400,000	400,000	400,000	400,000	0.00%	0	Management contract with Troon
Property Taxes	0	2,095	2,256	2,342	2,485	2,485	2,095	2,350	2,500	6.38%	150	Eagle County property taxes
Fire Protection	1,116	896	0	0	0		1,054				0	
	0	0	0								0	
Facilities R&M	6,895	327	0	0	0		0	0	0		0	
Repair & Maintenance Expense	6,895	327	0	0	0	0	0	0	0		0	
Telephone, Cable & Internet	4,168	1,109	0	0	0			0	0		0	
Natural Gas	1,158	476	0	0	0			0	0		0	
Electric - Comfort Station	682	175	0	0	0			0	0		0	
Electric - Pump Station	9,909	378	0	0	0			0	0		0	
Electricity	1,860	619	0	0	0			0	0		0	
								0	0		0	
Telephone & Utilities	17,777	2,756	0	0	0	0	0	0	0		0	
Irrigation Water	31,716	33,360	34,195	33,591	13,968	27,937	33,360	34,250	34,250	0.00%	0	Expenses for irrigation on golf course
Total Operating Expenses	482,503	39,434	323,032	435,933	416,453	430,422	436,509	436,600	436,750	0.03%	150	
Net Operating Revenue (Expense)	(482,503)	87,995	(323,032)	(373,697)	(416,453)	(380,422)	(386,509)	(386,600)	(382,700)	-1.01%	3,900	
Capital Expenses												
Short Course Trailer - 2017 Capex	0	0	1,550	0	0							
Maintenance Bldg Paint - 2017 Capex	0	0	5,000	0	0							
Water Feature / Irrigation Pond	0	0	0	0	0	99,045	350,000	68,000				
Short Course Projects					0				146,973			
					0							
Total Capital Expenses	0	0	6,550	0	0	99,045	350,000	68,000	146,973	116.14%	78,973	
Total Expenditures	482,503	39,434	329,582	435,933	416,453	529,467	786,509	504,600	583,723	15.68%	79,123	
Revenue Over (Under) Expenditures	(482,503)	87,995	(329,582)	(373,697)	(416,453)	(479,467)	(736,509)	(454,600)	(529,673)	16.51%	(75,073)	

Management Report

Community News



CPOA Election Results

The CPOA Board of Directors election took place at the Annual Meeting on Wednesday, August 28, 2019. There were four candidates vying for two open positions. The elected candidates were Cynthia Lenac and Monte Irion. The new directors will serve three-year terms expiring in August 2022. Thank you to candidates Neel Lemon and Traci O'Connor for their time, effort and interest in serving on the Board of Directors.

Additionally, we would like to provide a special thank you to outgoing Board Members Ed Shriner and Larry Brooks. We are very grateful for their countless hours of work, commitment and contributions to the Cordillera community.

CPOA Annual Meeting Presentation

During the annual meeting, Chris Fair, of [Resonance Consultancy](#), provided a strategic planning update presentation with the following focus areas.

- Overview of strategic plan
- Owner survey results
- Stakeholder interviews
- Consumer Research
- Market Analysis (Mike Budd, Berkshire Hathaway)
- Community Benchmarking
- SWOT Analysis
- Strategic Priorities
- Development Options

The presentation [slide deck](#) and [video](#) are available for viewing on the homepage of [cordilleralive.com](#)

Follow up Survey:

A community input/feedback survey will be formally announced in the coming weeks. In the interim, please email comments to input@cordillerametro.org.

CPOA Officers

The CPOA Board held a special meeting on September 3 to seat officers. The positions are as follows:

- Mike Grier – President
- Ron Haynes – Vice President
- Monte Irion – Treasurer
- Jerri More – Secretary
- Cynthia Lenac – Assistant Treasurer/Assistant Secretary

Upcoming Events

CordilleraLiving.com calendar

September

13 – CMD and CPOA Board meetings, 9 a.m., Administration Building

20 – Cordillera Group Hike, 9 a.m.

October

4 – Cordillera Meet and Greet, 5-7 p.m., Trailhead

8 – Design Review Board Meeting, 8:30 a.m., Administration Building

November

1 – Cordillera Meet and Greet, 5-7 p.m., Trailhead

8 – CMD and CPOA Board Meeting (Budget Hearing), 9 a.m., Administration Building

12 – Design Review Board Meeting, 8:30 a.m., Administration Building

28 – Thanksgiving Holiday: Post Office and Administration Offices Closed

29 – Thanksgiving Holiday: Administration Offices Closed

Finance

RETA

As of August 31, there have been 37 closings on properties within Cordillera with two percent Real Estate Transfer Assessment fees totaling \$1,219,083. The collective sales amounts on those properties total \$61,024,200.

Delinquent Assessments

On April 25, Jerry Oliver of Porterfield & Associates filed nine complaints in the Eagle County District Court against Cordillera property owners who are delinquent in their property owner assessments prior to 2018. Oliver is seeking to recover \$289,909 for the property owner's association. Of the nine complaints filed and served, CPOA has recovered \$50,735 in past amounts owed from three property owners .

2019 annual assessments were due January 31, with late fees and interest accrued beginning March 14. Letters to 63 individual property owners detailing the late assessments, late fees and interest owed were mailed the week of April 29. CPOA has collected from all but eight of these property owners. There is a total amount of \$29,159.33 due for 2019 annual assessments, late fees and interest associated with those accounts. Staff is contacting each property owner personally to expedite further collections.

Human Resources



On July 26, Cordillera celebrated and thanked its employees for their hard work and dedication by hosting an appreciation party at the Eagle County Fair & Rodeo. The team was joined by board members and their families for dinner and a fun night of entertainment.

Education and Training

- The management team participated in an all-day training session to review budget needs and discuss ideas for improvement in all departments for the upcoming year.
 - All public safety team members are currently completing training of pertinent Spanish phrases to enable better communications with our non-English-speaking community.
 - Carol Perea, Cynthia Aguilar and Tracy Stowell participated in a mandatory Hazardous Materials and Dangerous Goods Training hosted by the United States Postal Office.
-

Anniversaries

- Brian Somers, Public Safety – 8 years
 - Aubrey Lewis, Recreation – 6 years
 - Jonathon Reid, Community Operations – 6 years
 - Manny Rodriguez, Community Operations – 3 years
 - Drew Schuering, Equestrian Center – 2 years
 - Arthur Relech, Public Safety – 1 year
-

New Team Member

Jill Conley, a communications consultant for Cordillera since 2015, joined the CMD/CPOA team as its new Communications Manager on September 3. Jill has worked in the field of communications for more than 25 years. As the owner of a small creative services business, she has provided public relations and marketing services to a wide range of public and non-profit organizations in Colorado, including the University of Colorado at Boulder, Denver Public Schools, LiveWell Colorado, Partnerships for Healthy Communities, the Colorado Department of Public Health and Environment (CDPHE), the Colorado Department of Education, the University of Colorado Health Sciences Center, Eagle County Health and Human Services and Centura Health. A former resident of Washington, D.C., Conley has provided public relations and marketing support to a variety of national organizations concerned with public health, workforce development and environmental issues. Her work has also appeared in the *Wall Street Journal International*.

Conley began her career in communications after completing a master's degree in journalism at the University of Illinois in 1988 when she was employed as a senior staff writer for the Public Affairs Department at the National Association of Counties (NACo) in Washington, D.C., for six years. During her tenure with NACo, she supported media relations efforts aimed at promoting the association's legislative agenda and wrote about all things governmental for its bi-weekly newspaper. While there, she won several national awards for excellence in feature writing. After returning to her home state of Colorado, Conley directed media activities for the State Tobacco Education and Prevention Partnership at CDPHE for three and-a-half years where she oversaw \$7.5 million in paid advertising contracts and established an impressive track record in earned media placements.

Information Technology

District Phone Upgrades

The district was notified in early August that its phone provider, San Isabel/Forethought, would be discontinuing service to the Edwards area effective August 30, 2019 due to pricing disputes with CenturyLink. The district used this opportunity to move all landline phone service to Comcast Business Voice. CMD will benefit from:

- Improved call quality and reliability.
- Cost savings over other VOIP providers resulting from extensive bundling options available with the other Comcast services the district already has in place.
- Vastly improved emergency preparedness tools, including:
 - The ability to seamlessly access landline phone numbers from any location in the event of an evacuation.
 - The elimination of a single point of failure situation in the event of fire, flood or other emergency at the administration building.

Unavoidable service disruptions are being experienced while the phone numbers are being moved to Comcast and new equipment was installed.

Access Control and Security Improvements

Installation of the improved access control system was completed in late August. Representatives from Alpine Lock & Safe were onsite during July and August installing door locks and vehicle access tracking systems at all

facilities. Staff completed a large data migration project to merge the old access control database to the new system. Both the old and new systems are currently running parallel to one another to ensure that as many data migration errors as possible are corrected before fully disabling the old system.

Communications

Website

Content updates:

- 2019 CPOA election materials have been uploaded.
 - Gate access forms have been updated and are being monitored.
 - An Emergency Information Survey was developed and residents were encouraged to participate. To date, 459 surveys have been completed for a 62 percent response rate.
 - New CPOA board member information (photos pending).
-

Communications

- Six “Cordillera Connection” newsletters were sent with an average 62.5 percent open rate.
 - Five “Official News and Update” flashes were sent with a 57.75 percent open rate. Topics included: a board meeting summary, a call for nominations for the CPOA election, wildlife sightings, athletic center updates, “Sounds of Summer” concert information and election and annual meeting reminders.
 - Recent social media posts include event postings for Mark Powell, Raising Cain and a yoga and essential oil workshop.
-

Advertising

- A brand awareness campaign with KUNC began June 23 and will run through Sept. 9. The spots promote the Cordillera lifestyle to front range, northern Colorado and high-country audiences. The campaign resulted in a net reach of 119,400 listeners 4.2 times each for a total of 499,200 impressions.
- Summer concert promotions ran on KZYR and in the Vail Daily.

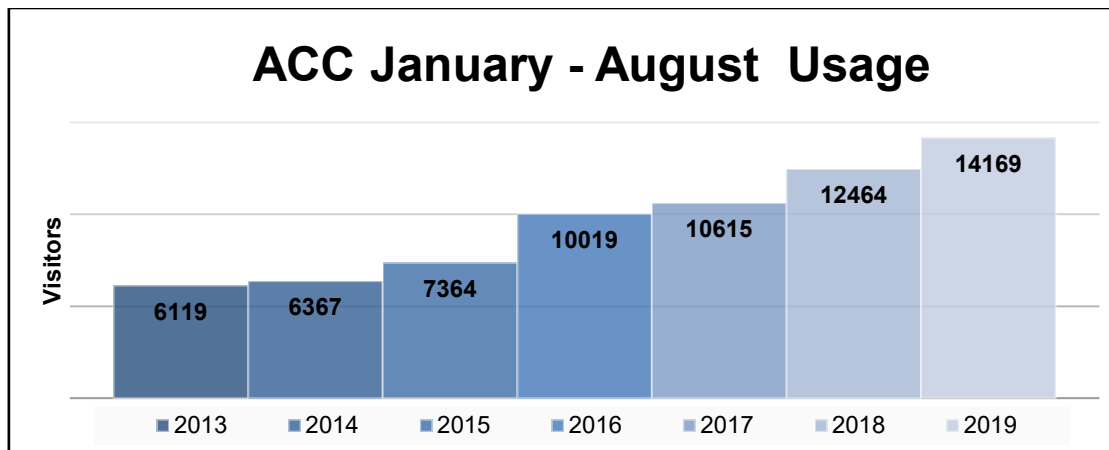
- The Eagle County Fair and Rodeo sponsorship was executed at the Gold Level. This provided the equestrian center with a variety of media impressions, logo placements and two banners placed on the rodeo grounds – one in the arena which hosted 12,000 attendees.

Recreation

Athletic Center

Usage

- June – 2,126 users/73 per day; July – 2,578 users/94 per day; and August – 2,349 users/76 per day. During this three-month period, athletic center usage was up eight percent.
- Compared to 2018, January through August usage was up 14 percent (1,705 users).
- There were 18,323 facility users total in 2018, averaging 50 per day. This was our busiest year to date.



Hours

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

Fitness Class Programming

As many as 13 complimentary fitness classes were offered weekly during the summer peak season at the athletic center. These classes included Yoga, Zumba, Tai Chi, Barre Forte, Hydro Cycling, Basi Pilates and Total Body workouts. Additionally, specialty yoga and wellness workshops were held.

As of September 5, yoga classes with Charlene have returned to the Trailhead until spring.

Paige La Breche joined the athletic center team in July. Originally from Minnesota, she received her Bachelor of Science in Fitness Wellness from Northern Arizona University. She is also an American College of Sports Medicine Exercise Physiologist and Certified Yoga Instructor. She is very excited to bring her passion for fitness and wellness to the Cordillera community.

Tai Chi and Hydro Cycling classes will be discontinued at the end of September during the shoulder season. Instructors of these classes will be available for personal training.



Pickleball

Drop-in pickleball was offered every day (except Tuesday and Thursday) from 9 a.m.-noon this summer. The courts were reserved on Saturdays exclusively for pickleball play during this time period. A kick-off brunch was held for players in June and luncheon in July. Pickleball drop-in days/times regularly see between 12 and 24 players. Open to all ability levels, drop-in or open pickleball is a great way to meet neighbors and other players.

Tennis/Pickleball Courts

Court crack repair work was completed by Precision LLC of Grand Junction, CO in June. A 10-foot-tall court dividing screen was installed between the two designated pickleball courts. Additionally, budgeted paddles, balls, tables/chairs and umbrellas were purchased. The current pickleball configuration has two designated courts and two pickleball courts lined on the tennis court. These four courts allow up to 16 players to compete at any one time.

Community Enrichment

July

- 4 – BBQ, Vail Gondola Club – approximately 275 attendees
- 12 – Hiking Group, East Lake Creek –12 attendees
- 12 – Sound of Summer Concert with Mark Powell, Bearcat Stables – approximately 300 attendees
- 15 – Safety Event, Summit – approximately 75 attendees
- 24 – Pickleball Players Luncheon – approximately 30 attendees
- 26 – Hiking Group, Squaw Creek –16 attendees



August

- 2 – Hiking Group, Booth Falls – 8 attendees
- 2 – Community Dinner, Trailhead – approximately 120 attendees
- 14 – Sounds of Summer Concert with Raising Cain, Bearcat Stables – approximately 200 attendees
- 16 – Hiking Group Luncheon, Strawberry Lane / Vail Gondola Club –15 attendees
- 25 – Casting and Cocktails with Vail Valley Anglers – approximately 25 attendees

September

- 3 – Dinner with Chef Bailey, Cordillera Café – 40 attendees
- 6 – Hiking Group, Shrine Pass – 4 attendees
- 6 – Chili Cook Off, Trailhead – approximately 125 attendees
- 20 – Hiking Group, TBD



Hiking Group

The property owner group hikes began in early June and will continue through September. Hikes have been taken at locations from Glenwood to Vail Pass. In total, the group under the guidance of team member Aubrey, will complete a total of 10 hikes. There was a group luncheon held after the August 16 hike at Cordillera's Vail Gondola Club. The average attendance was 11 people per hike through August.



Photo: West Squaw Creek to Big Park hike on July 26

Cordillera Day Camp

Dates/Usage

- Registration opened Monday, April 29, 2019. Camp was offered Monday through Friday, June 3, through Aug. 23, 2019, for children ages 5-12.
- Camp attendees were offered a wide variety of outdoor and educational activities including golf, tennis and swimming instruction; sports; hiking; fishing; games; arts and crafts; educational field trips and adventure days.
- Camp averaged 25 campers per day and there were 1,459 unique camper visits during the summer of 2019. This is down from 31 campers per day and 1,990 unique camper visits during 2018. A shorter summer as determined by the Eagle County Schools calendar, Edwards road construction and



competitive camps are all contributing factors to this year's slower camp season. The seven-year average for camp attendance is 1,501 unique camper visits per year.

- Fifty-six percent – or 811 campers – were non-property owners. Forty-four percent – or 648 campers – were Cordillera Property Owners and their families, employees or Club at Cordillera members.
- Fifty-six percent of total campers during the summer of 2019 used the pick-up/drop off at St. Clare shuttle service provided by the camp.

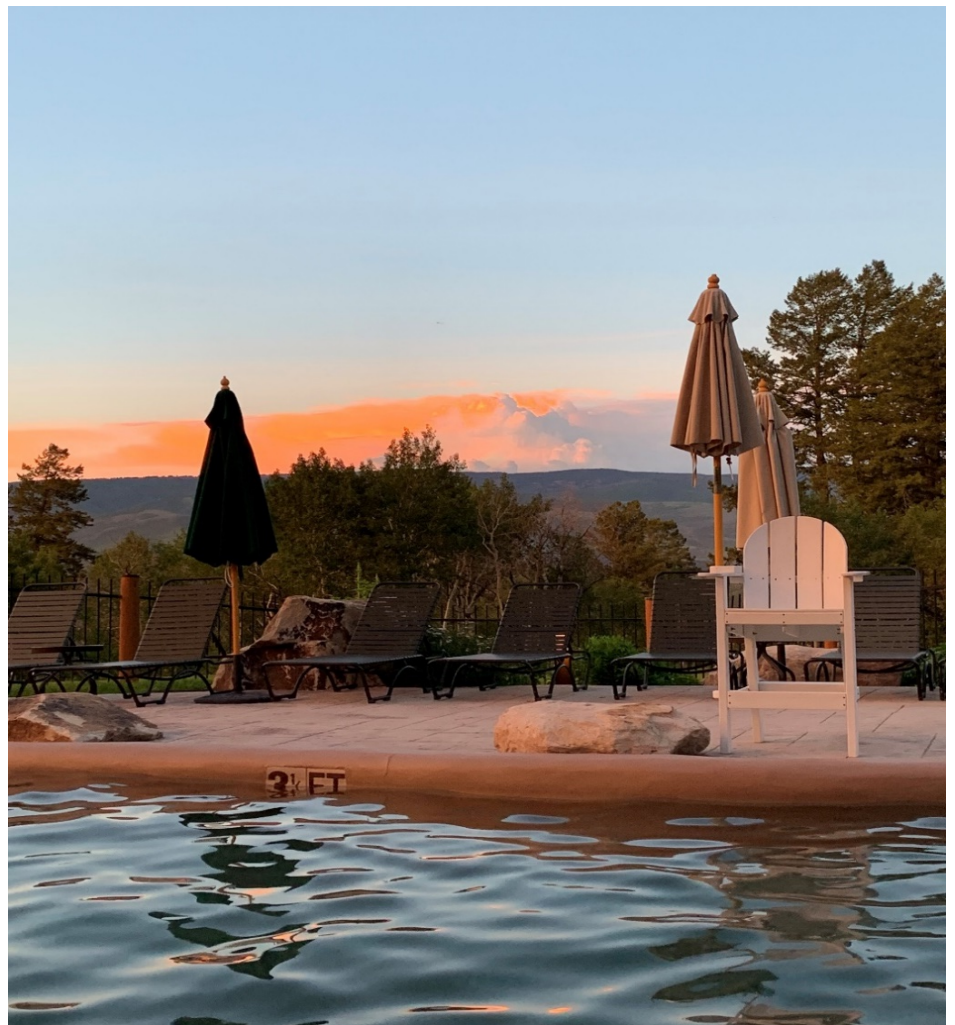


Trailhead Pool Complex

The Trailhead Pool Complex was open daily from 11 a.m. to 7 p.m. from May 31 through September 2 for a total of 95 days. For pool guests' safety, certified lifeguards were on duty. The pool was accessible to all members of the Cordillera Property Owners Association, their families and resident guests. Unaccompanied guests were not allowed to access the Trailhead facilities.

Usage

The Trailhead pool saw 41 swimmers per day – 3,894 swimmers total – during the summer of 2019. This does not include the average 25 Cordy Camp kids that swam daily. Between July 3 and July 6 an average 155 swimmers visited per day over the holiday weekend. The most swimmers the pool saw on any given day was 178. During the summer of 2018 the pool saw 40 swimmers per day or 4,041 swimmers total during a slightly longer season compared to 2019.



Short Course

The Short Course at Cordillera opened for the season Friday, May 24, and will close Sunday, October 6. Tee times currently begin at 9 a.m. and the last tee time of the day is 6 p.m. (start times change seasonally). The range opens 30 minutes before the first tee time. Players can walk the course. Carts are available for a \$15 fee. The course is closed on Wednesdays for maintenance. It is open to Cordillera Property Owners Association members, Club at Cordillera members and the public.

2,940 rounds were played at the Short Course through August. Of the rounds played 1,471 were played by property owners or Club at Cordillera Members.



Community Operations

Short Course Pond Project

At its July meeting, the CPOA Board authorized spending \$68,000 to repair the short course intake pipe that was leaking a minimum of 20,000 gallons a day. The intake pipe was sleeved with thermoforming PVC and is holding water with no leak in this area of the system any longer.

However, the short course water feature is still leaking and/or evaporating 48,000 gallons per day. Staff has tested the water feature with Troon and has been in



contact with the Alliance Golf. The next step is to have Alliance Golf assess the leak to better calculate evaporation. Additional information is forthcoming.

Road Program

- The Fenno hill guardrail has been adjusted and raised to satisfy CDOT height standards. The guardrail above Red Draw on Fenno has been extended downhill by 500 feet.
 - Potholes on Fenno and Cordillera Way have been patched.
 - Four new speed radar signs have been placed around the community. Average speed on Cordillera Way was 38 mph; average speed on Fenno was 33 mph for the month of August.
-

Facilities

- 57 planned maintenance work orders were completed, including but not limited to: filter changes, motor and belt replacements in air handlers and boilers and maintenance in the ACC locker rooms.
 - 70 LED light fixtures are being replaced in the operations buildings, which is expected to result in a 30 percent savings on Holy Cross utilities.
-

Fleet

- 11 preventative work orders were completed, including full system services, computer upgrades, mechanical issues and corrections.
- Fleet worked with the trails crew to modify a water trailer for remote filling of the noxious weed spray rigs.

Trails and Fishing

- Noxious weeds have been sprayed on all 80 miles of right of ways and staff is currently working on open space parcels – approximately 3,237 acres.
- Staff and Vail Valley Anglers hosted the second Casting and Cocktails event of the year on August 25 at River Beat 6. Approximately 25 property owners attended the event, which featured Loomis Flyrods demos and VVA instruction and techniques.
- 130 of 210 directional trail signs have been replaced. The remainder will be replaced by September 30.
- 114 fishing beats were reserved between mid-July to mid-August.
- Completed fishing pond and river parcel improvements include a new dry dock and beach areas at lower Bearden Pond.
- New dry dock and rock outcroppings have been installed at Granada Glen Pond.
- All staircases have been removed from the river parcel and replaced with low angle walk paths.



Equestrian Center



Boarding Numbers

- Current boarding numbers include: 21 stall horses and 20 paddock horses – 15 of which belong to property owners. There are also three additional property owners currently looking for horses and are on the list for boarding.
- Currently there is a waiting list for both stalls (2) and paddocks (4) for non-property owners.

Current Events

- Barn staff is currently preparing for fall and winter by cleaning, trimming weeds, organizing supplies, prepping winter equipment and making fence repairs.
- Please welcome new staff member Natalie Messerich. Natalie is eager to learn about horses bringing an excited and exuberant personality to the equestrian center.
- Staff hosted a trailer loading clinic in August for boarders. During the first hour of the four-hour clinic, Dr. Stocker gave a lecture on horse health and safety while travelling. She also discussed ways to decrease the risk of acquiring Vesicular Stomatitis – an insect born infectious disease that is currently affecting Colorado, New Mexico, Texas, Utah, Nebraska and Wyoming.
- Trailer loading was identified as an area for planning and response in the event of an emergency requiring evacuation of the barn.
- 18 property owners took lessons with Jessica Schuering. Numerous children and adults enjoyed spending time with Quincy the miniature horse.
- The Boarder Horse Show on Saturday, September 22, will include dressage, jumping and several novelty classes.

Public Safety

Summary of Incidents

Between July 1 and August 26, 2019, public safety responded to 72 calls for services ranging from alarms, (fire, intrusion, low temperature, carbon monoxide and motion) resident/contractor assists, parking issues, animal issues, medical needs, fishing beat violations, trash violations, other rule/regulation violations and vehicles off the road.

Public safety also responded to a report of horses running loose on Squaw Creek Road. The responding patroller met with the owner of the horses who lives on Squaw Creek Road and assisted her with securing the animals.

Gate Access

The new RFID stickers are designed to enhance safety and security by managing access to the community via the Ranch, Divide and Cordillera Valley Club gates. This is done through the identification of all vehicles entering and exiting the property. Contractors, service providers, employees and property managers that do regular business in Cordillera are required to submit an online application and purchase an RFID sticker for each vehicle. These must be verified with their current vehicle registration. As of August 31, 1,345 applications have been submitted with almost 2,700 stickers purchased and issued.

# of stickers	Access Type	Verified
1574	Contractor (outside work)	Provide address where working
479	Service	Provide address where working
94	Property Manager	Verified with Property Owners
118	Club Employees	Verified with Assistant GM
23	APN Lodge Employees	Verified with HR
19	CMD Employees	Verified with HR
201	Club at Cordillera Members	Verified with HM
139	Cordillera Property Owners	Verified through EC Assessor Site
36	Cordillera Valley Club Owners	Verified through EC Assessor Site

Bicycle Permits

Since July, all bicycles and e-bicycle riders have been asked to register with public safety and either display a sticker permit on their bike or carry it with them when riding in the community. So far, 294 bikes have registered online using a QR code or paper application and have received a sticker.

Healthy Forest

The healthy forest team has completed 177 assessments of the properties scheduled this year and has sent notices of completion or compliance letters to the property owners. Because assessments began later in the year due to the unseasonable weather, some of the compliance projects will be extended into next year.

Most of the mitigation projects on Cordillera Open Space parcels have been completed. The exception is the proposed project using goats for vegetation management. The actual cost of this project came in considerably higher than the initial estimate, in part, due to the steepness of the terrain and lack of water in the identified areas. The team will reevaluate this initiative next year.

Emergency Preparedness Exercise

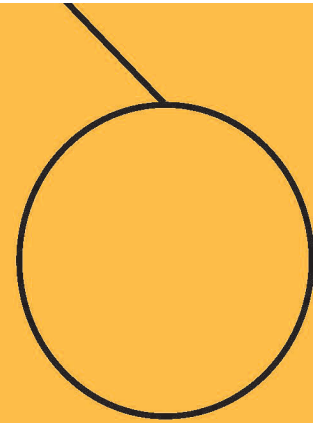
On August 5, the Cordillera Metropolitan District, Cordillera Property Owners Association, Sheriff's Office and Eagle River Fire Protection District facilitated an emergency exercise simulation to evaluate procedures for community evacuation.

Public Safety and emergency personnel visited each residence to test and track communications, maps, property reports and travel times. A door tag was hung at each residence. Public Safety removed door tags on August 6.

Property owners were asked to complete a survey and to visit the alternate evacuation routes.

Communications objectives for the exercise included:

1. Deliver coordinated, prompt, reliable, and actionable information to the whole community through the use of clear, consistent, accessible and




Emergency Preparedness Drill

The Cordillera Metropolitan District, Cordillera Property Owners Association, Sheriff's Office and Eagle River Fire Protection District are facilitating an emergency exercise to evaluate procedures for a simulated evacuation in Cordillera.

Public Safety and emergency personnel visited your residence today to test and track communications, maps, property reports and travel times. A door tag was hung at each residence. Public Safety will remove door tags on August 6.

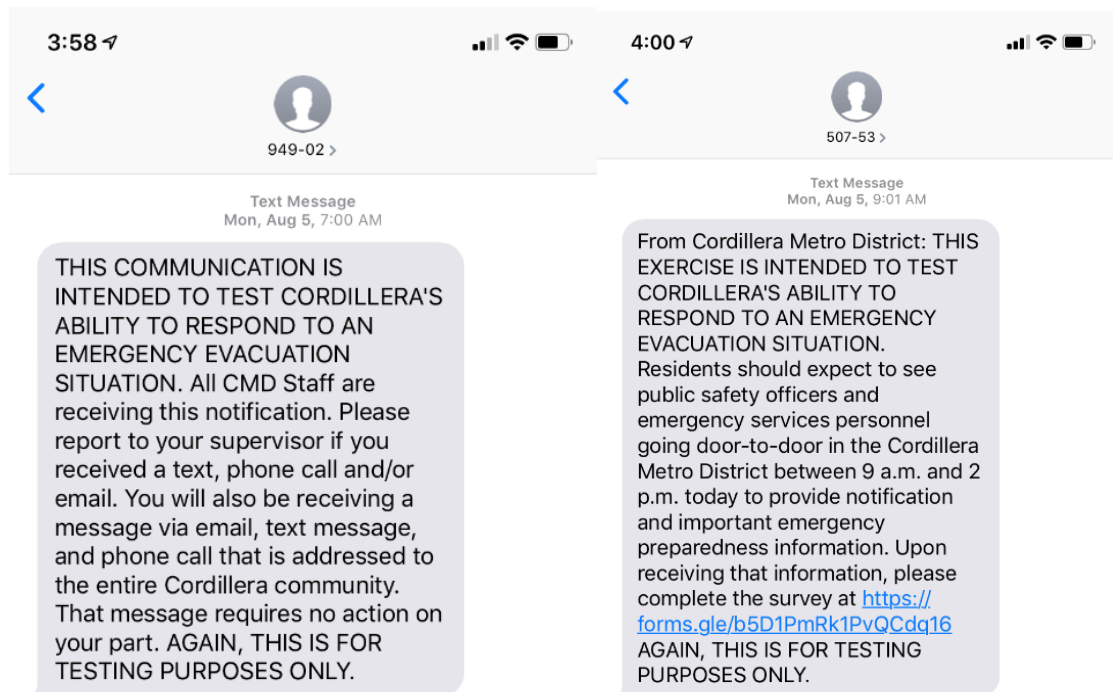
Your participation is important:

- Complete the survey by scanning the adjacent QR code or visiting: 
<https://forms.gle/QoUyXQp5m6a4saZ66>.
- Visit the alternate evacuation routes between August 6 and 20.
 - At each evacuation route marker, scan the posted code with your smart phone or login to the website address listed.
 - Upon completion, you will be entered into a prize drawing.

Verify that Public Safety has your current contact information at www.CordilleraLiving.com/EmergencySurveyInfo.

culturally and linguistically appropriate methods to effectively relay information regarding any threat or hazard, as well as the actions being taken and the assistance being made available, as appropriate.

- Public Information and Warning
 - Variable Message Signage (VMS)
 - Notification through Civic Ready/Constant Contact (voicemail, text and email)
 - Notification through EC Alert/Reverse 911
- 2. Establish and maintain a unified and coordinated operational structure and process that appropriately integrates all critical stakeholders and supports the execution of core capabilities.
 - Operational Coordination
 - Street address checklists
 - Coordination through departmental operations center
- 3. Ensure the capacity for timely communications in support of security, situational awareness and operations by any and all means available among and between affected communities in the impact area and all response forces.
 - Operational Communications
 - Coordinated message delivery
 - Coordinated radio communications



The major strengths identified during this exercise were as follows:

- Coordination between Cordillera, the Eagle River Fire Protection District and the Eagle County Sheriff's Office was considered strong.
- As a result of this exercise, we have data showing an accurate count of the number of homes in Cordillera and an approximation on how long it would take to complete door-to-door notification assignments.
- Interaction with property occupants allowed for one-on-one conversation and an opportunity for questions about the notification and evacuation process to be answered. This general awareness is continuing to generate inquiries.

Throughout the exercise, several opportunities for improvement in Cordillera's ability to respond to an incident were identified. The primary areas for improvement, including recommendations, are as follows:

- Communications – Using two different radio systems created minimal challenges which were managed at the operations level; however, it was learned that different areas of the community had better radio coverage with one system than the other.
- Door-to-door notification is inefficient making coordination key. The planned right/left turn pattern was okay for one- or two-person crews but the fire department used a four-person engine company which was more efficient doing both sides of a street simultaneously.
- Flagging system – Eagle County public safety agencies have created a standardized system of using plastic flagging to indicate when homes had been checked. Cordillera Public Safety should be trained to use the same system.

Community Planning and Design Review



Design Review Board

- Five homes are substantially complete in Cordillera; two are in the early stages of construction; and another is soon to break ground on Cordillera Way. Seven additional single-family projects are presently under consideration by the Design Review Board.

- Thirteen new roofs were installed with several more in the planning stages.
 - Eight decks were replaced or significantly upgraded.
 - Staff is working with the DRB to improve process steps and protocols – assuring a thorough, efficient and consistent review of all projects. This includes updating Cordillera’s Design Guidelines later this year and into early 2020. The process will involve a public review and comment process that will seek input from property owners, architects, builders, relators and other interested parties.
-

Meeting Agendas and Minutes

DRB agendas and minutes can be found on the website at www.cordilleraliving.com/agendacenter.

Buildout Analysis

Buildout Analysis September 2019						
Neighborhood	Total Allowed*	Actual	Completed	Review	Construction	% Buildout**
Divide	202	193	165	2	3	85%
Ranch	400	392	317	3	1	81%
Summit	248	239	102	2	3	43%
Totals (PUD 910)	850	824	585	7	7	71%

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

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

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

Ranch	Status
35 Red Draw	Foundation ILC

Summit	Status
722 Granite Springs	Final inspection
904 Granite Springs	Foundation ILC
1596 Gore Trail	Final Inspection

Territories	Status

Review Process	
Divide - 2	Status
1360 Cordillera Way	Technical 8.9.19
420 Little Andorra	One Year Extension 8.30.19

Ranch - 3	Status
192 Elk Woods	Pre-Design 10.10.18
332 Peregrine	Final 6.11.19
1029 Forest Trail	Pre-Design 6.11.19

Summit - 2	Status
602 Granite Springs	Final 6.11.19
92 Sunquist	Sketch.11.19

Territories	Status