



STATE OF COLORADO)
COUNTY OF EAGLE) SS.

AGENDA

CMD and CPOA Special Board Meetings

May 28, 2020

1:30 p.m.

408 Carterville Road, Cordillera CO 81632

Board of Directors

Cordillera Metro District (CMD): David Bentley, President | Gene McGuire, Vice President | Cheryl Foley, Treasurer | John Van Deusen, Assistant Treasurer and Assistant Secretary | Dan Roberts

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
1:30 p.m.	CMD Board Meeting Call to Order	Bentley	
	Call to Order		
	Declaration of Quorum/Director Qualifications/Disclosure Matters		
	Approval of Agenda		
	Consent Agenda		
	Action: Approval of April 17 and 24 Meeting Minutes		4-10
1:35 p.m.	CPOA Board Meeting Call to Order	Grier	
	Call to Order		
	Declaration of Quorum/Director Qualifications/Disclosure Matters		
	Approval of Agenda		
	Consent Agenda		
	Action: Approval of April 17 and 24 Meeting Minutes		4-10
1:40 p.m.	Work Session	Grier	
	Presentation and discussion of recommendations from a working group for the renovation of the Athletic Center at Cordillera (ACC) and construction of a new outdoor pool; public comments will be facilitated.	TAB/RA Nelson	11-28
	CPOA RESOLUTION No. 1:	Grier	
	CPOA approve distribution to the Community of the Athletic Center/Pool Project " <i>Frequently Asked Questions</i> " memorandum in the form and content substantially to that as is attached to the Agenda for the May 28, 2020 CPOA Boarding Meeting.		
	CPOA RESOLUTION No. 2:	Grier	
	CPOA shall consider and vote to proceed to the next stage of Athletic Center/Pool Renovation ("Project") planning. The next stage shall include:		
	1. Finalizing the detailed design elements for the Project, including, but not limited to, the current "concept only" pool, patio, landscape, and parking elements.		
	2. Defining the total cost and budget for the Project.		
	3. Development of a Financing and Funding Plan.		

Time	Item	Presenter	Page
	<ol style="list-style-type: none"> 4. Development of a Project phasing plan in concert with the Funding Plan. 5. Development of “Open Book” Construction Contract templates that support the Funding Plan, Phasing Plan and Project Design. 6. Upon completion of tasks 1-5 above, each completed task (stage) will be presented to the full Board for consideration, modification, approval and vote. <p>The CPOA President shall appoint Board members or qualified community residents to assist in developing and finalizing each of the stages/tasks 1-5 above.</p>		
	<p>CPOA RESOLUTION No. 3: Postpone any further action on the current project for 90 days to allow us to determine the effects the COVID-19 crisis will have on the Cordillera economy and to allow the <i>entire</i> community the opportunity to meaningfully participate in the future planning of the Community.</p>		
	<p>CPOA RESOLUTION No. 4: Director Haynes, in conjunction with Cordillera Management and Staff, shall be authorized to develop and design a “Second Option” for the ACC as well as a fully comprehensive Master Plan for the Community in line with Resonance Option #2.</p>		
	<p>CPOA RESOLUTION No. 5: Upon completion, both Plans shall be presented to the CPOA/CMD Boards and the Community and shall include proposed budgets, proposed financing vehicles, projected time frames, and costing for future phased-in additions, as well as the net impact per property owner.</p>		
3:30 p.m.	Public Comment	Bentley Grier	
	Boards welcome public comment		
3:45 p.m.	CMD Agenda Items	Bentley	
	Election of Officers		
4:00 p.m.	CPOA Agenda Items	Grier	
	Design Review Board	Simonton	
	Action: Appoint A. Davis and J. Suleman as Alternate Board Members		28
	Action: Approval of Ahlstrand Vacate Lot Lines		28-34
4:15 p.m.	CMD and CPOA Joint Agenda Items	Bentley Grier	
	New Business and Committee Updates	Board Members	
	COVID-19 Response	Oys, Helminski	
	Action: CMD Approval of Extension of Local Disaster Declaration		35-38
	Action: CPOA Approval of Phase 2 ECPH Order Opening Facilities with Restrictions	Pogue, Smith, Broersma	
	Traffic Calming		
	Action: CMD Direction Regarding the Installation of Speed Bumps		39-45
	Action: CMD/CPOA Establish Safe Driving Committee with Board Liaisons		
	Action: CMD/CPOA Approval of Joint Resolution to Issue Fines for Speeding		

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.

2020 Meeting August 27 and November 13
Schedule

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

CMD and CPOA Public Session

April 17, 2020

Due to the Governor Polis' declaration of a state of emergency resulting from the COVID-19 pandemic, the meeting was held by video conference.

In Attendance

CMD Board of Directors-via webinar	CPOA Board of Directors-via webinar
David Bentley, President (Term to 2022)	Mike Grier, President (Term to 2020)
Eugene McGuire, Vice President (Term to 2022)	Ron Haynes, Vice President (Term to 2021)
Cheryl Foley, Treasurer (Term to 2022)	Monte Irion, Treasurer (Term to 2022)
Kitty George, Secretary (Term to 2020)	Jerri More, Secretary (Term to 2020)
John Van Deusen, Assistant Treasurer/Assistant Secretary (Term to 2020)	Cynthia Lenac, Assistant Treasurer/Assistant Secretary (Term to 2022)

Others Present via webinar:

Rachel Oys, general manager; Alan Pogue, legal counsel; Trevor Broersma, operations director; Tracy Stowell, office manager; Barry Smith, public safety director; Joe Helminski, recreation director; Ron Hoppner, information technology administrator; Cliff Simonton, community planning manager; Fernanda Bazani, human resource manager; Claudia Wells, finance manager; Aubrey Lewis, assistant recreation manager; Dominique Jones, equestrian center manager; Heather Hower, communications manager and members of the public: Bill Stephenson, Catherine Gassman, David Pennock, Dennis Moran, Jane Roberts, Dan Roberts, Lois Bruce, Lolly Becker, Mary Jackson, Melissa Murphy, Greg Murphy, Mike Autera, Mike Durant, Pamela Horan-Kates and Brooke Ferris.

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 9:01 a.m.	Director Grier called to order the Regular Meeting of the Cordillera Property Owners Association at 9:02 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

<p>Director George moved to approve the April 17, 2020, Regular Meeting Agenda. Seconded by Director Foley.</p> <p>Upon motion duly made and seconded, the board approved the April 17, 2020, Regular Meeting Agenda.</p>	<p>Director More moved to approve the April 17, 2020, Regular Meeting Agenda. Seconded by Director Lenac.</p> <p>Upon motion duly made and seconded, the board approved the April 17, 2020, Regular Meeting Agenda.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Approval of Consent Agenda

CMD Board of Directors	CPOA Board of Directors
<p>Director George moved to approve the Consent Agenda. Seconded by Director Foley. In discussion, Director Foley noted that the reference in the first page of the January 10, 2020, minutes to revenues from the CVC Security Contract should be changed from \$30,000 to \$430,000.</p> <p>Upon motion duly made and seconded, the board approved the January 10, 2020 (meeting minutes as corrected), March 5, 2020, March 13, 2020 and March 31, 2020 meeting minutes.</p>	<p>Director More moved to approve the Consent Agenda items. Seconded by Director Irion.</p> <p>Upon motion duly made and seconded, the board approved the January 10, 2020, January 23, 2020, March 5, 2020, March 13, 2020, and March 31, 2020 meeting minutes.</p>

Public Comment

Public comments were received regarding alternative usage of the lower barn/indoor arena at the equestrian center.

Joint Agenda Items for Boards' Discussion and Direction

Management Team Report

Management deferred to Director George who provided communication and reservation input regarding the ski shuttle's 2020/21 season.

Emergency Operations Plan

Barry Smith, public safety director, provided a summary of the draft Emergency Operations Plan (EOP) and referenced the board training and draft presentation of EOP in March of 2019. The EOP was tested through multiple trainings and exercises since 2017; the draft represents minor revisions to the plan. Director Foley questioned several provisions of the plan and noted that major substantive changes had been made from the 2019 draft.

The CPOA Board opted not to be a signatory to the EOP as there were concerns about liability. CPOA will address any cost-sharing options in the annual services agreement with CMD.

CMD Motion: Director George moved to approve the Emergency Operations Plan subject to legal counsel and staff review per Board comments and direction. Seconded by Director McGuire. Motion approved with a 4-1 vote, with George, Bentley, McGuire, and Van Deusen voting in favor and Foley voting against.

Follow Up Action: The final Emergency Operations Plan, with removal of CPOA and inclusion of legal revisions, will be included in the August board packet.

COVID-19 Response and Summer Programming/Closures

Oys provided an update on the COVID-19 response to date.

With the continued focus on safety and well-being of our community and staff, Helminski presented summer programming considerations underway with restrictions. Cordillera will follow state and local public health recommendations.

2019 Year End Financials

Director Foley and Director Irion presented a summary of the 2019 year-end financials and noted that the audited financials will be available in June.

Draft Strategic Plan

Director More and Director Foley shared the draft strategic plan that included a vision, mission, values, goals and strategies. The Boards welcome public comment on the [draft plan](#).

CPOA Agenda Items for Board Discussion and Direction

Athletic Center Project Update

Director Grier updated the Boards on the Athletic Center project. He explained that a working group had initially considered several planning options, ultimately narrowing those options to a recommended approach to the project. Director Grier presented several preliminary schematics, explained the options that had been considered and the reasons for the choices that had been made. He presented preliminary cost estimates for potential project phases and noted more project details and costs (expected in the near future) would be presented in a public meeting as soon as available. Comments were solicited on Director Grier's presentation.

CMD Agenda Items for Board Discussion and Direction

Employee Handbook

Fernanda Bazani, human resources manager, presented the updated Cordillera Metro District Employee Handbook. Director Foley requested that three specific provisions of the draft be changed upon legal review.

CMD Motion: Director Foley moved to approve the 2020 Cordillera Metro District Employee Handbook subject to final legal counsel and staff review per Board comments and direction.

Seconded by Director George. The motion was approved.

CMD Adjournment

CMD Board of Directors

Director Van Deusen moved to adjourn the Regular Meeting of the Cordillera Metro District at 12:31 p.m. Seconded by Director Foley.
Upon motion duly made and seconded, the board adjourned the Regular Meeting of the Cordillera Metro District.

CPOA Adjournment

CPOA Board of Directors

Director Haynes moved to adjourn the Regular Meeting of the Cordillera Property Owners Association at 12:32 p.m. Seconded by Director Lenac.
Upon motion duly made and seconded, the board adjourned the Regular Meeting of the Cordillera Property Owners Association.



MINUTES

UNAPPROVED

Cordillera Metro District
Cordillera Property Owners Association

CMD and CPOA Public Session

April 24, 2020

Due to the Governor Polis' declaration of a state of emergency resulting from the COVID-19 pandemic, the meeting was held by video conference.

In Attendance

CMD Board of Directors-via webinar	CPOA Board of Directors-via webinar
David Bentley, President (Term to 2022)	Mike Grier, President (Term to 2020)
Eugene McGuire, Vice President (Term to 2022)	Ron Haynes, Vice President (Term to 2021)
Cheryl Foley, Treasurer (Term to 2022)	Monte Irion, Treasurer (Term to 2022)
Kitty George, Secretary (Term to 2020)	Jerri More, Secretary (Term to 2020)
John Van Deusen, Assistant Treasurer/Assistant Secretary (Term to 2020)	Cynthia Lenac, Assistant Treasurer/Assistant Secretary (Term to 2022)

Others Present via Webinar:

Rachel Oys, general manager; Alan Pogue, legal counsel; Trevor Broersma, operations director; Tracy Stowell, office manager; Barry Smith, public safety director; Joe Helminski, recreation director; Heather Hower, communications manager; Aubrey Lewis, assistant recreation manager; Ron Hoppner, information technology administrator; Sam Lazar, facilities maintenance; Fernanda Bazani, human resource manager and members of the public: Mike Autera, Lainie Edinburg, Jane Roberts, Dan Roberts, Chuck Jackson, Mary Jackson, Leeds Butcher, Jay Tobin, Dee Tobin, Dennis Moran, Mike Finley, Thomas Moore, Clay Becker, Bob Donovan, Carolyn Donovan, Ron Yordi and Pamela Horan-Kates and Dave Pennock.

Call to Order

CMD Board of Directors	CPOA Board of Directors
Director Bentley called to order the Special Meeting of the Cordillera Metropolitan District at 10:07 a.m.	Director Grier called to order the Special Meeting of the Cordillera Property Owners Association at 10:00 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 McGuire moved to approve the April 24, 2020, Special Meeting Agenda. Seconded by Director George.
Upon motion duly made and seconded, the board approved the April 24, 2020 Special Meeting Agenda.

Director Irion moved to approve the April 24, 2020, Special Meeting Agenda. Seconded by Director More.
Upon motion duly made and seconded, the board approved the April 24, 2020 Special Meeting Agenda.

Public Comment

Public comments were received regarding the athletic center/pool proposal, the economy, CPOA/CMD finances, the construction industry, and the Edwards Riverpark Project.

CMD Agenda Item for Board Discussion

CMD Budget Considerations

Oys provided an update on the COVID-19 response to date including budget considerations underway (i.e., reallocation of staff to vacant positions, review of projected operating, capital, and contract expenses, modified service agreement) and the draft Eagle County Public Health order that will allow for an incremental loosening of restrictions beginning on April 27 and is the first phase of the [Transition Trail Map](#).

CPOA Agenda Items for Board Discussion and Direction

Athletic Center Pool Project

There was discussion among CPOA board members regarding the current planning phase of this project.

CPOA Motion: Director Lenac moved to table the athletic center project planning process for 90 days. Seconded by Director Haynes. The motion failed 3-2 with Lenac and Haynes voting in favor and Irion, Grier and More voting against.

CMD & CPOA Agenda Items for Board Discussion and Direction

Service Agreement

New board members would like to further understand the underlying details of this agreement, its internal cost tracking and service deliverables. The treasurers and presidents will cover this in their work sessions and bring their recommendation to the full boards in preparation for the 2021 budget planning cycle.

Director More requested that board notes be reviewed by the boards' secretaries before being sent to the community. (The draft minutes are already reviewed by the secretaries.) It was noted that

minutes are not final until they are approved by the boards at the next meeting.

Oys agreed to send draft board minutes to secretaries for review, then to the community within seven days of board meetings. Board notes will be discontinued.

CMD and CPOA Executive Sessions

12:10 p.m. Directors George and Foley moved to enter executive session pursuant to Section 24-6-402(4)(f), C.R.S. (CMD) to discuss personnel matters related to the General Manager and pursuant to Section 24-6-402(4)(b), C.R.S. to discuss pending litigation with general counsel.

12:10 p.m. Directors More and Haynes moved to enter executive session pursuant to Section 38-33.3-308(4)(a), C.R.S. (CPOA) to discuss matters related to the Association's managing agent/general manager and pursuant to Section 38-33.3-308 (4)(b), C.R.S. to discuss pending litigation with general counsel.

2:02 p.m. Directors Irion and Haynes moved to conclude executive session.

2:03 p.m. Directors McGuire and George moved to conclude the executive session.

Present: CMD Directors Bentley, McGuire, Van Deusen, George and Foley as well as CPOA Directors Grier, Haynes, More, Irion and Lenac.

No action was taken in executive sessions.

CMD Adjournment

CMD Board of Directors

Director Van Deusen moved to adjourn the Special Meeting of the Cordillera Metro District at 2:04 p.m. Seconded by Director George.

Upon motion duly made and seconded, the board adjourned the Special Meeting of the Cordillera District.

CPOA Adjournment

CPOA Board of Directors

Director Irion moved to adjourn the Special Meeting of the Cordillera Property Owners Association at 2:03 p.m. Seconded by Director More.

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

Summit/Pool Project Frequently Asked Questions Draft Memorandum for Review

Sent: ↻ Thursday, May 14, 2020 11:22 AM

From: Mike Grier mikegrier@protonmail.com

To: Cordillera CO cordillera.co81632@gmail.com, Monte Irion mirion@sbcglobal.net, Cynthia Hennessey cindylenac@gmail.com, Ron Haynes Rhaynes@HaynesDevCo.com, Rachel Oys roys@cordillerametro.org

CC: David Bentley dcbski@gmail.com

Dear Ron, Cindy, Jerri, Monte, and Rachel,

Attached is a very rough draft addressing "Frequently Asked Questions" surrounding the Pool/Summit renovation/expansion. I thought it would be helpful to address the many questions received from the Community with respect to the continued concept development of the Pool/Summit project. Please understand the FAQ is in draft form and represents work-in process. I would very much like to receive your comments, input and proposed changes (redlines preferred) as soon as possible, but if practical before Wednesday May 20 so as to facilitate distribution to the Community in advance and furtherance of our next Project meeting/workshop.

I have copied David on this email and invite comments/input from CMD as well.

Feel free to call to discuss. Best and be safe, Mike

Sent with [ProtonMail](#) Secure Email.



FAQs
Athletic Center at Cordillera (ACC) and Outdoor Pool Project

DISCLAIMER

These FAQs are intended to summarize the status of a new project that has been conceptualized by a working group (consisting of Staff, the architect and contractor hired by the CPOA, and Mike Grier, President of the CPOA) based on parameters developed from community survey results and community input, including comments received during a CPOA public workshop in February. The details of the working group recommendations will be presented to the community and the CPOA board and will be subject to full discussion during another workshop to be held on May 28. The FAQs are intended solely to provide background information to the community, in preparation for the May 28 workshop. No final decisions have been made by the CPOA regarding any aspects of the recommendations to be discussed.

Summary FAQs

(For more information, see detailed sections below)

- **What is the general scope of the project?**
 - The focus of the project addresses two specific community needs - to provide a functional resort style outdoor pool and an expansion of the Athletic Center at Cordillera (“ACC”)
 - The ACC expansion and renovation is intended to address the issues associated with deferred maintenance and space limitations of the current floor plan.
 - The new outdoor pool component of the ACC project addresses the need for an outdoor pool venue to replace the aging Trailhead pool.
 - The site plan includes accommodation (and preliminary pricing estimates) for future improvements if and as the community decides to undertake them
 - The plan identifies a future phased renovation of the Trailhead building and deck area.
- **What is the current status of the project?**
 - Conceptual drawings are currently being developed with detail required to support a definitive cost estimate. Drawings and pricing estimates will be completed for discussion at the May 28 workshop. Additional public meetings will be planned for purposes of soliciting feedback on the proposed project, costs and schedule.
- **What is the general timeline?**
 - Assuming the Design/Build construction contract execution in summer 2020, construction on the first phase would begin in early 2021 with the first phase potentially available for use before December 2021.
- **How much will it cost?**
 - Rough estimates for the cost of the athletic center renovation and construction of a new outdoor pool (as they are currently conceived) are in the \$7M+ range. We will have more definitive pricing estimates by May 28.
- **How will the project be financed?**

Dependent on final scope of the project and its phasing, the goal is to minimize financial impact to the homeowners. This strategy includes:

- RETA revenue: Maximizing the use of RETA revenue consistent with its original intended purpose to fund capital improvements for the benefit of the community.
- Current reserves: Funds are available from current reserves, including amounts previously collected and allocated to pool reconstruction.
- Savings from reduced capital maintenance: Take advantage of savings from projected future capital maintenance work that will no longer be needed due to the planned renovations.
- Future RETA revenue: Leverage future revenue streams from RETA consistent with a construction phasing plan that can be dynamically used to accommodate for collection shortfalls and impacts from current events or economic conditions.
- Other means:
 - It is possible a small loan or limited special assessment could be considered.
 - Additionally, the selected project development approach allows us to value engineer, downsize or phase construction elements so the project meets the community’s funding and financial considerations.

We will be working on a definitive financing and phasing plan after we receive the more specific pricing estimates.

Project Development Process

- **Is there a “master plan” for all of Cordillera’s amenities, existing and future?**
 Yes, in a practical sense the master plan for the community is established by its original layout (which cannot be feasibly changed), limited availability of planning space and the cost constraints associated with discarding existing facilities. Any realistic plan must also be financially viable as measured against community funding (a plan without a reasonable probability of financial support is not helpful), a fact that informed our project direction. The 9+ acre site at the ACC was established by the original community layout, has existing amenities and infrastructure that are cost prohibitive to replace, and the site has sufficient space to add multiple amenities over time. Due to these factors, identification of the ideal location for the athletic center expansion and new pool addition did not merit a major new study. (Refer to Location and Site Planning Process section below for more detail regarding pool locations.) The schematics and land use study that have been developed contemplate options for specific additional facilities in the future, if the community decides to proceed with them.
- **Please explain the process used to develop this project and why it may be superior to project development efforts in the past.**
 Prior unsuccessful projects like the Squaw Creek community center and the Trailhead pool re-designs were developed by first establishing a no-budget “wish list” of all possible uses that could be accommodated by a new or redesigned facility. Because the designs were not informed by or proportional to any project budget, they were then abandoned due to the high cost and related lack of community support. The current process is different because it established a \$6M budget target that was used to inform the work of our architect/contractor in developing a project that would meet use, aesthetic

and financial goals consistent with community demands. Preliminary design concept ideas were created that ranged from rough order of magnitude cost estimates (utilizing historical building costs) of \$5.7 M to \$7.4 M. The working group determined that only the higher cost design ideas optimized the project to meet community desires and expectations for this first phase.

- **What was the basis for the initial \$6M budget for the project?**

The initial \$6M was a preliminary number intended to set relative expectations and give the architect/contractor team a target for design purposes. It was not intended as a “hard stop” but more as a measure of the scope of the improvements we could achieve with that level of spending. Also, it was predicated on a preliminary analysis of CPOA finances. One option the working group considered was preliminarily priced at slightly more than \$5M, but the team decided it did not include sufficient benefits to merit further consideration.

- **Why has the project cost increased to \$7.4M?**

The project currently under consideration is higher in cost than the \$5M option, but it includes more of what we believe the community expects and wants. Our studies have also included potential add-ons or enhancements that could be constructed in the future, as additional funds become available. In addition, there are features of the current concept that could be changed to reduce project cost.

- **Please describe the advantages of project phasing?**

- Phasing allows us to implement projects within our current funding capacity.
- Phasing allows us to shift priorities as opportunities arise.
- Phasing allows us to make changes in concert with the economy and the community needs.
- Phasing functions as a source of financing to mitigate the need to create debt-related funding sources.

- **Will the costs continue to increase?**

Project cost is driven almost exclusively by the scope of work and not economic conditions. The cost information we receive in May 2020 should not be expected to increase unless the scope (size, quality, programing and components) are changed by decision or directive (i.e., the square footage of “new” building space has a significant and direct correlation to overall project cost).

- **Why didn't you issue an RFP for the project?**

The RFP approach to projects is inefficient and requires the project to be fully designed before pricing. In addition, the RFP approach is time consuming, does not yield better or less expensive project outcomes, and impacts our ability to work directly and dynamically with design and construction professionals to develop a successful project (both from a performance and cost perspective).

- **How did you identify TAB and RA Nelson?**

The team was selected based on their industry reputation, investment in the Vail Valley and availability. The difficulty and potential expense of attracting resources from outside the Vail Valley was also recognized as a factor in favor of working with local experts. Additionally, the benefit to these local businesses and their employees was a positive.

- **How much have we spent on this project since Fall 2019?**

Approximately \$50,000.

- **What is the difference between the different stages of pricing estimates?**

There are three general phases of pricing.

- First, there are order of magnitude estimates that assist project owners in making general decisions with respect to development of the concept. Most commonly, order of magnitude pricing is used to determine the overall feasibility of a project or directing major programming elements. The order of magnitude pricing approach was relied upon in the development of the \$7.2M project modeling.
- The second pricing stage is the definitive cost approach that relies on detailed measurements and quantity calculations from the development drawings. The definitive costs for this project will be available in time for presentation at the May 28 meeting. The definitive pricing is reasonably reliable for anticipating actual contract prices.
- Assuming the project scope and definitive cost estimates are acceptable (as will be discussed and determined with community feedback), final costs will be negotiated as a part of the construction contract along with identification of the project phasing and funding plan.

Location and Site Planning Process

- **What sites have you considered for the outdoor pool?**

In prior years, we looked at all potential sites for locating a pool on property owned by or available to the CPOA, including the Chaveno area (near current maintenance building), Squaw Creek (on plateau near Equestrian Center), the Trailhead and the Summit. We also reached out to the Club at Cordillera to explore possibilities. After considering pros and cons of various locations, we narrowed the choices to the Trailhead and ACC sites.

- **Why did you ultimately choose to locate a new outdoor pool at the ACC site rather than renovate the pool at the Trailhead?**

There were several considerations that drove this decision. In no particular order, we examined climate (hours of sunshine, temperature similarities, wind, etc.), views, capital costs, operating efficiencies, long-term maintenance costs to operate two pools, staffing distances, use flexibility and optionality to add additional features in the future, parking advantages, probable downtime with no outdoor pool available, and the community energy derived from a single community gathering site that could attract a larger user base.

- **Does the project contemplate future enhancements or additions? If so, what are they?**

There are concept options to add indoor pickleball courts, replace the existing tennis/pickleball courts, increase parking if and as needed, add outdoor/pavilion/restroom spaces, a snack bar, fire pits and kiddie pool. These are all options for future consideration as the community demands.

- **What are the preliminary cost estimates for future enhancements?**

The general planning estimates reflect a cost of roughly \$1.8M for indoor pickleball courts and replacement of existing tennis courts with post-tension concrete pads.

- **Will Cordy Camp be located at the ACC site in the future?**

There are no plans to relocate Cordy Camp, and, in fact, it will operate differently going

forward. Redesign of Cordy Camp and alternative children’s programming is ongoing on a separate track. In every event, it is contemplated that participants in any redesigned Cordy Camp will have designated hours to use the new outdoor pool (and possibly the indoor pool). Adult-only times and Cordillera family access will be the focus of pool usage in the future.

- **Did you consider eliminating the ACC indoor pool?**

Yes. After serious consideration, however, we decided that the reasons to retain the indoor pool outweighed the reasons to eliminate it. Retaining the existing pool allows year-round usage, such as lap swimming, exercise classes, and family winter free swim that many residents currently enjoy. The availability of both an indoor and outdoor pool with large garage-type glass doors that can be opened in the summer creates a unified pool complex that, in addition to being an attractive and unique amenity, provides optionality for those who prefer serious exercise and those who prefer recreational and family use. If we had decided to eliminate the indoor pool, the costs of converting that space into other usable space would have reduced or eliminated our ability (from a financial standpoint) to make the other renovations to the athletic center that we believe the community is expecting. Nonetheless, eliminating the current indoor pool would be the most cost-effective means to expanding the ACC as it reduces the need to add “new” expensive square footage to the existing structure.

- **Did you consider lengthening the Summit indoor pool?**

Yes. The practicality of enlarging the pool would require a rebuild of the current shell and extension of the end of the existing building. This would have been cost prohibitive, and it is not in our plans.

Design Specifics

- **Please describe the detailed design of the athletic club renovation, including what rooms are included, how they were sized, etc.**

Please see the design schematic and square footage chart attached at the end of these FAQs. Square foot sizes were based on national averages and input from staff and facility users. These numbers were also compared to the plans and drawings approved in 2015. In most cases the sizes and quantity of equipment is similar to 2015. This direction was re-approved by Cordillera staff this year in support of design development.

- **Why does the existing real estate building need to be removed?**

Factors considered include:

- Desire to move the main entrance of the athletic center to provide:
 - an entry more centrally located to the primary facility areas.
 - a better sense of entry that captures views and natural light and acts as a focal point to the building
- The real estate building is constructed at an angle to the ACC building. Connecting the two structures is possible but would result in an architecturally awkward appearance and is more costly than new replacement construction because the floor planes are at different elevations. Because the floor levels are at different elevations, a functioning “connected” design would require the use of ramps that negatively impact functionality and reduce usable square footage.

- The current sales office building is underutilized.
- **Will realtors be provided any office space in the new athletic center structure?**
The need for real estate office space will be evaluated. The sales operation could be moved to office space in the expanded building and downsized for efficient space utilization. A separate entrance could be available for realtor usage, if so needed.
- **How do the athletic center renovation and the new outdoor pool maximize the views from each level?**
The main entry, weights and cardio are all moved out from behind the existing indoor pool structure to a new wing with sufficient distance and height to open up views of the Gore Range. The lower level will also have similar views albeit not as spectacular, given ground level location. Nonetheless, the lower level will have large windows to maximize visibility and natural light.
- **How was the size of a new outdoor pool determined? How does it account for growth as Cordillera builds out?**
Discussions are underway, with the following under consideration:
 - The pool size, activities, and needs are still very much conceptual, and additional planning is required. A major factor will be a decision as to outdoor pool seasonality (*i.e.*, year-round pool or summer season only).
 - Size of the outdoor pool will also be influenced by site layout, available space, and budget. As now contemplated, swimmers will be able to use both the indoor and outdoor pool simultaneously, at least in the summer.
 - Pool is now conceptually and “placeholder” sized at 1,400 sq. ft. – ideal for about 30 actual swimming occupants, but with the capability to accommodate more “in-water users” on a busy day. Existing lap pool (open directly by shared patio to the outdoor pool in the summer) can ideally serve an additional load of approximately 30 occupants. Prior Trailhead renovations contemplated one pool sized ideally for 42 occupants. The final size of the new outdoor pool will be dependent on selected water depths and a number of “owner driven” preference decisions.
 - Indoor pool will be renovated and remain in place for the function of lap swimming and managed recreation. As previously stated, extending the less-than-standard indoor pool length was considered. However, that would be structurally challenging and cost prohibitive. The current concept retains the existing pool location and dimension and replaces the pool deck and copings along with added linear deck drains.
 - Outdoor patio is sized for approximately 266 occupants, but its design can adequately accommodate a higher use on peak days.
- **Please describe in more detail the future expansion possibilities at the Summit site, including projected costs.**
The site has great flexibility for many future uses. At the present, we have reserved proposed space for indoor pickleball courts (@\$1.3M.), two or three concrete tennis courts (@\$350K to \$500K), a tennis court/pickleball/ice skating court pavilion (cost TBD), outdoor pool entrance/pavilion/restroom (cost TBD), and various driveway and parking configurations.
- **What will happen to the Trailhead pool?**
It will be kept operational, if it is financially responsible to do so, until a new outdoor

pool is available. Then, we will look at how the existing building and site can be best utilized.

- **Will the dirt from the excavation of the new outdoor pool at the Summit be used to fill in the Trailhead pool?**

We are assessing this possibility. This decision will be influenced by project phasing, scheduling and cost. We may need the extra dirt to build additional parking along the entry.

- **Will the Trailhead building and playground be demolished?**

No. The Trailhead facility will remain as a community center.

- **Please describe the potential future improvements at the Trailhead.** An interior remodel of the building is contemplated as a future project, as is the construction of outdoor patio space to replace the existing pool.

- **Please compare the cost of a new outdoor pool at the athletic center and renovation of the existing Trailhead pool?**

- Renovating the pool at Trailhead will cost between \$2M and \$3.3M depending on the features that are desired. The 2018 design with all the bells and whistles would have cost \$3.3M when RA Nelson bid the project two years ago. We are advised that a more moderate pool and patio improvement would likely cost in the \$2M range.
- RA Nelson order of magnitude estimates indicate a new pool at the ACC will cost in the range of \$1.4M to \$1.6M dependent on its final sizing and features.
- A single project consisting of both a new outdoor pool and renovation of the athletic center is preliminarily projected to cost approximately \$7.4M+ (largely dependent on the square footage of new building space added and pool size). Comparatively, two separate projects, one a renovation of the athletic center without a new outdoor pool and the second a renovation of the Trailhead pool, is preliminarily projected to cost in the range of \$8.5M to \$9.7M, dependent on pool design and owner selected amenities.

Community and Consultants' Input

- **What steps have you taken to elicit public opinion and comments?**

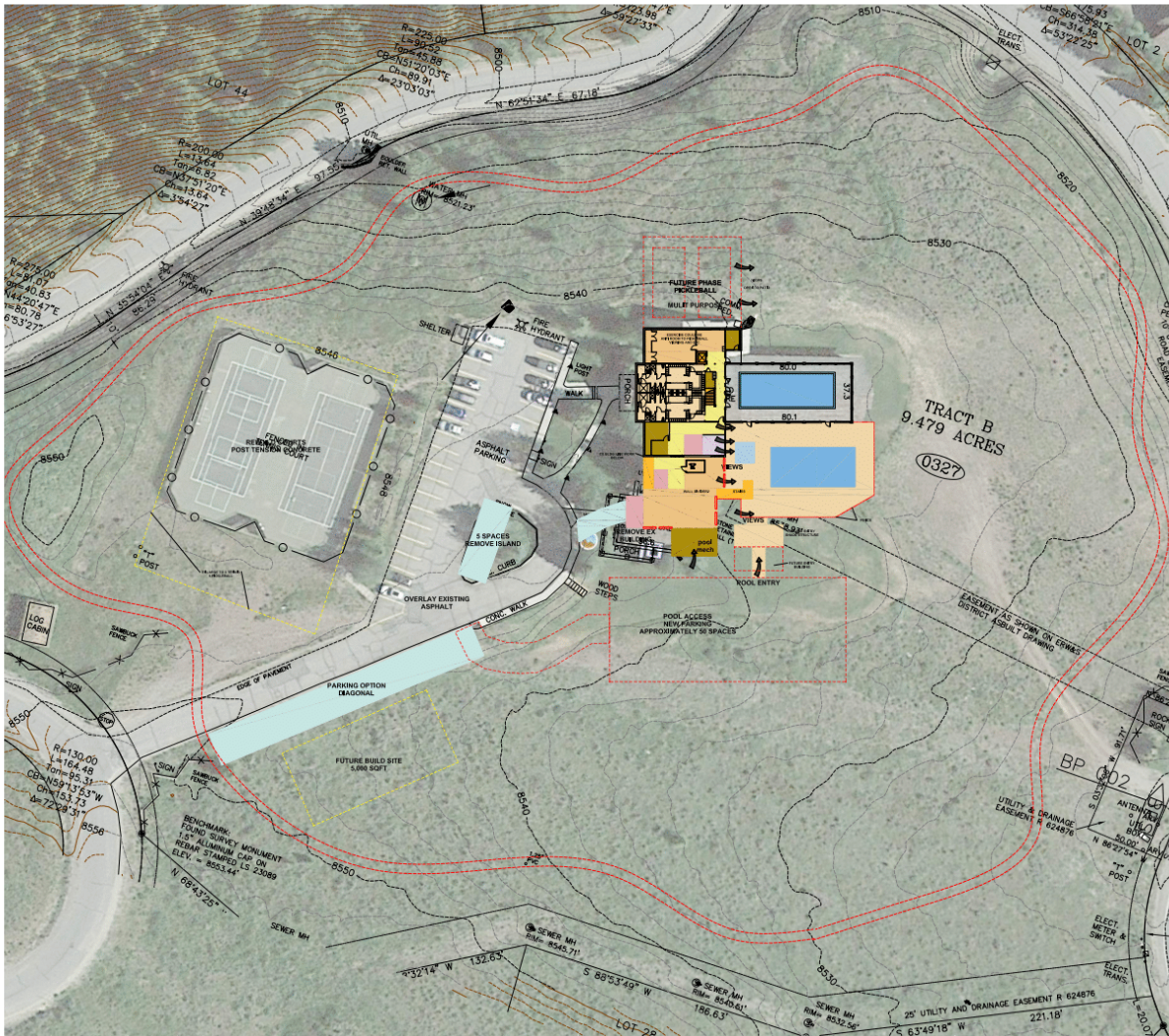
- In 2017, the Cordillera community rejected a proposed new, comprehensive, community center complex located in the Squaw Creek area, so we decided not to explore a similar large project.
- In 2017-2018, we solicited bids for different variations of renovations of the Trailhead pool, which is nearing the end of its useful life. After several variations, it was determined that none of the bids were acceptable because they seemed excessive.
- In 2018-2019, two community surveys were conducted to gauge residents' positions on a multitude of amenity options, costs, etc.
- In the fall of 2019, the CPOA began a new process to identify project options that were responsive to the surveys that had been conducted, the public comments that had been received in the interim, relevant findings from the Resonance study, and input from established Vail Valley real estate professionals.

- In January 2020, the CPOA held a public meeting to discuss the project and to vote on the hiring of an architect/contractor team to work with the Board, management and staff to develop project concepts and preliminary pricing options. The Board voted to hire TAB and RA Nelson, with the costs of this phase estimated at around \$65,000. The CPOA designated President Mike Grier to lead the planning process and all board members were invited to take an active role in the process. Regular updates have been provided to the Board and the community.
 - In February 2020, the CPOA held a public planning workshop with the staff and the architect/contractor team and held a similar public planning workshop with the public. These meetings were attended by numerous members of the public who exercised the opportunity to enter into a robust discussion with the consultants and the board about all aspects of the project development to date, as well as the process and timeline going forward.
 - In March 2020, both boards convened for a session to review historical planning data from 2014 through 2018 (provided by GM Rachel Oys, and Todd Goulding, Goulding Development Advisors).
 - In April 2020, two separate board meetings were held in which the project was discussed by the Board. In both sessions, public comment was solicited and numerous comments and questions were discussed with the Board.
 - May 2020, work session scheduled, to be held via video conference. Community will be notified as usual.
 - These FAQs are being circulated to all homeowners through electronic media and are available for review at www.cordilleraliving.com. Hardcopies are available at the Cordillera post office. Additionally, we solicit your ongoing questions and comments by emailing input@cordillera metro.org
 - CPOA President Mike Grier has from the beginning of this process welcomed individual phone calls and email communications from residents who would like to initiate a conversation with him regarding any aspect of the project they would like to discuss. Numerous residents have taken advantage of this offer. (mikegrier@proton.mail.com)
 - Additional meetings and outreach are planned this summer. Updated FAQs will be provided to the community as we receive and answer your questions over the next several weeks.
- **Please provide the detailed financial plan.**
A detailed financial plan cannot be completed until a decision is made with respect to the design of the project. The selection of a final project design will then be used to inform a total definitive project cost. Then, we will evaluate our funding sources and work with the contractor to determine project phases aligned to our financial resources. The financial plan will consider both the use and timing of funds from reserves, RETA tax revenue, assessments, and short-term construction loans. A final funding plan will be presented to the board in concert with the final construction contracts for approval. The intent is to seek board approval of the project and funding plan and to provide the community with a clear understanding as to the project scope and the mechanics of how it will be funded. The goal is to minimize cost to the homeowners by leveraging our historical reserves and RETA income streams.

- **Should we continue with this project, given the coronavirus and economic turmoil?**
We are still only in a beginning planning stage. There is no reason to halt this stage of the planning as the community will require an approved project definition before proceeding with new construction, regardless of when that construction commences. We anticipate receiving definitive project details and refined pricing from the architect/contractor in late May. The information we are developing is necessary to support sound decision-making in support of any project. Decisions about whether, when and how to continue with the project will be made at each stage of the planning process, culminating in the decision as to whether or not to sign construction contracts. Moreover, we do not believe COVID-19 impacts will significantly impact the cost of the project, either up or down. The cost will be driven predominantly by project size and programming and not economic conditions.
- **When would construction begin and end?**
We could start Phase I construction in the spring of 2021, with a projected in-service date by December 2021, subject to timely board approval and community support for the project by mid-summer.
- **What are the pros and cons of continuing to develop this project at this time?**
There is no discernable downside to continuing with the development and design work needed to provide necessary information to support decision-making that will conclude with final project details, a definitive price, and a funding plan. None of the current work commits us to start construction in 2021, but it is a necessary predecessor activity to developing a final project design followed by actual construction. The current process will allow the community to have a “shovel ready” project that can be started dynamically as circumstances support. If the community supports the need for a new pool and renovated athletic facility and a reasonable funding plan is in place, then a decision to build should be made on that basis.
- **If we postpone or cancel the project this year, what are the options for moving forward?**
There are essentially three options:
 - We can simply accept the status quo and forgo any new projects now or in the foreseeable future.
 - We can potentially restart the current project at some point in the future. However, as facts, personnel, pricing, financial considerations, and community sentiment change over time, it is likely we cannot expect to pick up where we left off. For example, if we miss the 2021 and 2022 construction seasons, assuming all variables remain the same (which is unlikely), we will not have an in-service date much before 2023, if then.
 - We can start from ground zero to design an entirely different project with a new and different concept.
 - A new concept will likely involve several years from development to in-service date --- from concept development to gathering community input and support, construction documentation, and actual construction. (There is a risk that any new project will be suspended in community debate.) Any decision to proceed must assume community and board support for the new project, which is never a “given.”

- If the new project's costs exceed the CPOA's revenue sources, it would require additional financing. If that necessitates a CMD bond issuance, the project's viability will be determined by a public vote of Colorado residents, and if that fails, it would set the schedule for any future projects back indefinitely, if not permanently. This path leads to uncertainty in the near term and would likely delay any actual construction until 2025 or 2026, at the earliest.
- **What happened to the Resonance study, and why did the boards terminate the contract?**

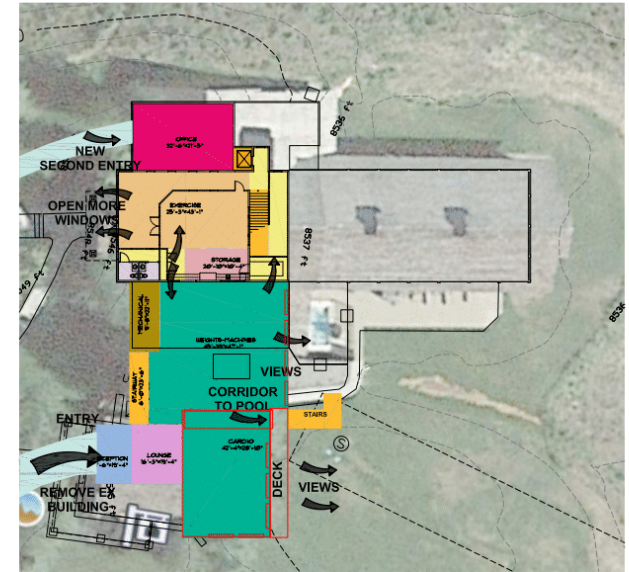
Resonance was hired to provide an analysis of Cordillera and to propose strategic options for moving forward. That study was completed last summer and was presented to the community at the CPOA Annual Meeting.



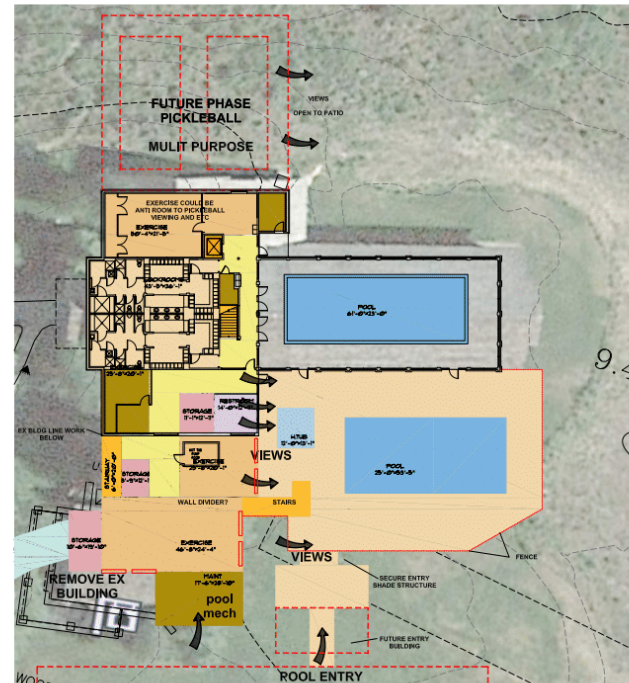
1 GROUND LEVEL PLAN
1/8" = 1'-0"

APPROXIMATE
BUDGET:
\$7.4M
BUILDING AND POOL ONLY

Space Style (Commercial) Legend	
[Color]	CARGO
[Color]	RECEPTIONS-MACHINES
[Color]	ATRIUM UPPER
[Color]	LOCKER ROOMS
[Color]	PATIOS
[Color]	EXERCISE
[Color]	OFFICE
[Color]	PARKING
[Color]	HALLWAY
[Color]	ELEC ROOM
[Color]	ELEVATOR
[Color]	H.TUB
[Color]	POOL
[Color]	LOBBY
[Color]	LOUNGE
[Color]	MECHANICAL
[Color]	RECEPTION
[Color]	RESTROOM
[Color]	CLOSET
[Color]	STORAGE



2 UPPER LEVEL
1/8" = 1'-0"



3 GROUND LEVEL
1/8" = 1'-0"



TAB Associates
The Architectural Designer
1000 N. 15th St., Suite 100
Tampa, FL 33602
Tel: 813.251.1111
Fax: 813.251.1112
www.tabassoc.com



Summit at Cordillera
Athletic Facility
Cordillera, CO

Project No:
1939

Sheet Title:
Option #3

Project No:
1939
Sheet No:
A1.2

CORDILLERA FITNESS & WELLNESS BUILDINGS PROGRAMMING

Existing Spaces (Per Original Drawings)	ROOM	EXISTING SQ. FT.	NEW SQ. FT.	TOTAL SQ. FT.	Information	Suggested SQFT
	102-103	LOBBY- RECEPTION	538	0	538	
104-111	HALLS	83	0	83		
105	CARDIO	833	300	1,133	Ex: 16 Pieces, same in 2016 set	
106	HALL RRS	54	100	154		
107	RESTROOM	39	120	159		
108	RESTROOM	39	120	159		
109	STORAGE	96	200	296		
110	CLOSET	22	0	22		
112	STAIRS	0	0	0		
		1,704	840	2,544		
	Circulation/ Walls	181		181		
	TOTAL	1,885		2,725		
001	POOL	2870	0	2,870		
002	HALL	554	100	654		
003	STAIR	0	0	0		
004	WEIGHT ROOM	838	1300	2,138	Ex: 10 Pieces	
005	MECHANICAL ROOM	210	0	210		
006	ELEV EQUIPMENT ROOM	56	0	56		
007	OFFICE/STORAGE	87	0	87		
008	SQUASH/ EXERCISE	680	1600	2,280	1,000 + 600	
009	N/A	0	0	0		
010	MECHANICAL ROOM	110	200	310		
015	WOMENS LOCKERS	737	0	737		
016	MENS LOCKERS	737	0	737		
		6,879	3,200	10,079		
	Circulation/ Walls	664		664		
	TOTAL Footprint	7,543		10,743		
TOTAL		9,428	8,080	13,468		

	Exercise Space	2351		64 more occupants/ 32 m/f	3200 Pool- 1 m/f Exercise - 3 m/f	
DATA	Membership	10-14 Per Member				
	Equipment	40-60 Per Piece of Eq				
	Exercise	30-35% of Space	? Sqft for			
	Equipment	75% Equipment per		2019 Total Users	20,884 Persons	
	Locker Rooms	12-15% of Overall Area		Total Buildable Homes - 824 (100%)		
				Current Built Homes - 584 (71%)	20,844/584 = <u>35.76 persons per home, per year</u>	58 AVG. Daily Users
OTHER DATA				Avaiable Homes/Lots - 240 (29%)	8,582 Additional Persons a Year	
	Fitness Areas	12 Sq. Ft per Person		Total Speculated Users per Year (100% Capacity)	29,466 Persons	81 AVG. Daily Users
	Multipurpose Areas	27 Sq. Ft per Person		Total Speculated Users per Year (100% Capacity+Growth)	37,466 Persons	103 AVG. Daily Users
	Equipment/Machines	25-50 Sq. Ft per Person				
	Group Exercise	40-60 Sq. Ft per Person				
RULE OF 1/4s	Cardio	25% of Available Fitness Area				
	Selectorized (Cable Machines, Etc)	25% of Available Fitness Area				
	Big Iron (Free Weights)	25% of Available Fitness Area				
	Subfunctional (Group/flexible areas)	25% of Available Fitness Area				
	** Expansion sqft, more fixtures needed					

May 25, 2020

CORDILLERA PROPERTY OWNERS CALL TO ACTION

Dear Cordillera Community,

On Thursday, May 28th, the CPOA Board, over our objection, is meeting to move forward with plans to finalize a very modest Athletic Center remodel with a minimal expansion and the addition of a small, basic rectangle outdoor pool (17 yards length). This letter is our response to the current plan. We urge you to participate in the May 28th Board meeting as this current plan is being “finalized” and will be pushed to a final vote against our wishes, circumventing the full participation of the Community and all elected Board members.

We have several areas of concern to share:

- 1) First and foremost, we believe that taking on ***any new construction***, whatever the plan is, needs to be put on hold for the short term until we are able to understand the financial impact upon our Community of the current world-wide pandemic and financial crisis. We believe it is not fiscally prudent to advance a project at this time that might drain our reserves and RETA funds and that may necessitate a special assessment. At the April 24 CPOA Board meeting, we proposed that this project be placed on hold for 90 days to better understand the financial implications. The motion failed, 3-2.
- 2) We believe that the current plan is minimalistic and serves only as a short term and short sighted fix to both our Trailhead Pool issue and our aging ACC facility. For example, the proposed “resort style pool” is a basic rectangle shaped pool that is a mere 17 yards in length, able to accommodate only 30 swimmers at a time. To put this in perspective, it is similar to, yet even smaller than, the Cordillera Valley Club pool; it is smaller than our current ACC pool; it is smaller than the Sonnenalp pool and every other Community pool throughout the Vail Valley. When Cordillera is built out to full capacity, we will have 850 large family homes. It is unfathomable that a pool which only accommodates 30 swimmers will suit our future growth needs. Further, despite the fact that the vast majority of residents indicated a desire for a beautiful “resort style pool”, the current plan is not a “resort style pool” at all. Rather than being an “upgrade” to our amenities, it is both a “step down” and a “step backwards”. The proposed plan will likely provide for shuttering our 2150 sq. ft. free form Trailhead pool, and in return, we will have a smaller, basic 1325 sq. ft. rectangle pool with no children’s area or any other aesthetic design or appeal. Further, the current plan provides for no changes to the current ACC locker rooms. The locker rooms are not only inadequate in size to accommodate the increased usage, but their locations are seriously flawed in that swimmers are forced to walk through the open hallways to access the pool. This flaw will become even more relevant when the number of users increases.
- 3) After 6 years of surveys, planning, consultants and meetings, we believe the current plan does not represent the wishes and desires of the majority of property owners; it fails to consider the future population growth as well as the expected increased usage that a new and improved facility will generate and it is overpriced for what we are getting. At \$7.4 million dollars, the plan does not even include: any improvement to or replacement of our deteriorating tennis and pickle ball courts, any additional parking spaces, any improved traffic flow, any landscaping or any mitigation of sound and visual impact on surrounding

homes. In every way, the current plan is *not* the highest and best use of the 9 acre parcel of land at the ACC.

- 4) The current plan, in our opinion, fails to include a comprehensive vision for the future of Cordillera utilizing the Community surveys/feedback. It fails to provide any detailed answers and solutions to the Trailhead Pool and Facility, the Short Course, the Equestrian Center/Bearcat Stables, Cordy Kids Camp, etc.
- 5) We are concerned that only one contractor/architect was requested to submit a proposal for the current project. We believe that a project of this magnitude warrants inviting multiple contractors/architects to submit proposals in order to obtain the highest quality of work for the most competitive price.
- 6) Further, we believe that prior to finalizing the project, a detailed financial plan should be developed, circulated and shared with the Community evaluating and analyzing all available financing options, including bonds. Further, we believe the Community must be provided transparency as to the net financial impact per property owner. The current plan, which will likely be far in excess of \$7.4 million dollars, fails to provide any detailed financial plan or information concerning the net financial impact on each of us.
- 7) We believe that the current plan has been prepared and pushed through in haste while the vast majority of our Community has been absent and/or preoccupied with COVID-19. Specifically, on April 17, via a conference call, a very brief overview of a “concept only” plan was presented to the CPOA/CMD Boards and to a mere 15 members of the Cordillera Community by Director Grier. This was the first and the only time any information about the current plan has been revealed to the Community. This 30 minute briefing provided no design concepts, no specific pricing information, no financing information, and the fewest of details. Following the briefing, there was no discussion by the CPOA/CMD Board or any the 15 community members. In the 5 weeks following this “concept only” presentation, there have been no CPOA Board work sessions, no public posting of the building design or plans, and no Community meetings regarding the project. Yet, over our objection, the current plan is ready to be “finalized” and likely approved by a 3-2 vote of the CPOA Board. We believe jumping from a “concept only” phone briefing involving only 15 members of the Community in the midst of COVID-19 to “finalization stage” in only 5 weeks is improper and appears intended to circumvent Community awareness and participation.
- 8) We are extremely concerned that Director Grier has unilaterally designated himself alone as the sole CPOA Board member to choose and appoint, at his personal discretion, which “Board members or qualified community residents shall assist him in finalizing the plans” on May 28th. (See May 28 CPOA Board Agenda) Our concern is that this appears to circumvent those in the Community, as well as certain elected Board members who disagree with Director Grier, from having any input into the final project. We believe this is contrary to ethical and collaborative leadership.
- 9) We believe that in the interest of fairness, the *entire* Community and all Board members should be allowed the opportunity to actively participate in setting forth and deciding the future direction of Cordillera democratically. We believe that if the current plan is pushed through and finalized, in the midst of the current economic crisis, without full Community participation, it will result in numerous and long lasting adverse consequences.

Thus, on May 28, in addition to proposing “hitting the pause” on the project until we determine the economic impact of COVID-19, we will also propose that the Community be provided with an alternative “Second Option”, a fully comprehensive Master Plan for Cordillera based on the surveys, feedback as well as the recommendations of Resonance Option #2. We will propose that both the “current plan” and the “Second Option” be presented to the Community in late Summer. for review and discussion and shall be transparent with all details, including design details, budget, financing vehicles, projected time frames for future phases of development, as well as the net economic impact per homeowner.

We believe this approach will provide us time to understand the economic impact of COVID-19 and to evaluate the 2 different proposals and more importantly this approach will provide the whole Community the ability to fully and meaningfully participate in determining the future of Cordillera. It goes without saying, this project has been a difficult hurdle for our Community. It has created unnecessary divisions within the Community and the Boards and has pitted friends and neighbors against each other. It is our belief that this approach is best for the morale of Cordillera and will help us move forward as a Community.

While the “Second Option” is still in the beginning phases, and open for input and suggestions, we project that the ACC project will likely include the following:

- Either a tear-down and replacement of the current ACC building or a significant, comprehensive rehabilitation and expansion after obtaining an in depth cost/benefit analysis of both options
- Indoor and Outdoor Pickle Ball/Tennis Courts
- New beautiful Indoor/Outdoor resort style pool with year-round extended lap-swim area and large deck, as well a hot tub and separate children’s pool area
- Expansive Weight Training/Cardio Facilities
- Expanded Locker Rooms strategically located to facilitate flow into and out of the pool area
- Designated Yoga/Pilates/Group Class Room
- Wellness/Spa Service Facilities
- Limited Food and Beverage Service/Bar for those participating in activities within the facility and those using the pool
- Limited kitchen for catered staging for Community social events.
- Comprehensive Parking and Traffic Flow Plans
- Outdoor Gathering Place with beautiful landscaping including an area for social events, concerts, family gatherings, concerts, lawn games, etc.
- Comprehensive, aesthetic landscaping plans to mitigate the visual and auditory impact of the facility to the surrounding homes

Additionally, we believe that any proposed project also must include a 5-10 year Master Plan for the Community providing both costs and future planning as well as time frames for the following amenities:

- Trailhead Facility and Grounds
- Summer Camp Facilities/Playground
- Guard Gate/Expanded Community Entrance at Highway 6
- Short Course/Divide Facility

- Equestrian Center/Bearcat Stables
- Open Space/Park
- Backroad out of the Territories to Brush Creek recreational area

Thus, our specific proposals to be presented to the CPOA Board on May 28 are as follows:

1. Postpone any further action on the ACC project until late Summer/Early Fall when we are able to determine the effects the COVID-19 crisis will have on the Cordillera economy and to allow the *entire* Community the opportunity to meaningfully participate in the planning.
2. The Community shall be presented both the current “minimalistic plan” as well as the aforementioned “Second Option”, a fully comprehensive Master Plan, in late Summer, whereby both plans shall include proposed budgets, proposed financing vehicles, projected time frames and costing for future phased-in additions, as well as the net economic impact per property owner.

Thank you for your time and consideration with regard to this proposal. It is our hope that on May 28, we can have a cordial, open and productive discussion concerning Cordillera’s future as well as the above proposals.

Sincerely,

Ron Haynes
Vice President CPOA

Cynthia Lenac
Asst. Secretary CPOA

Design Review Board

Design Review Board Appointments

At its regularly scheduled meeting of May 12, 2020, the Cordillera Design Review Board unanimously approved to recommend to the CPOA the appointment of **Alicia Davis** and **Jenna Suleman** as alternates to the Cordillera Design Review Board. Alicia works for Turnipseed Architecture, a local firm responsible for the design of over 50 homes in Cordillera. In support of Alicia's involvement on the DRB, Turnipseed has agreed to cover Alicia's salary during the time she is attending meetings and reviews. Alicia is intimately familiar with Cordillera design guidelines and expectations and would be able to attend most if not all DRB meetings.

Jenna Suleman lives full time in the Miami area and resides part time (summers) at 45 Stag Gulch Court in Cordillera. She has extensive experience with high-end single home development and the navigation of complex entitlement processes and is interested in furthering the growth and prosperity and value of the Cordillera community. She would be available mostly by video conferencing.

The DRB asked that Alicia and Jenna be appointed, if possible, prior to the June 9 DRB meeting.

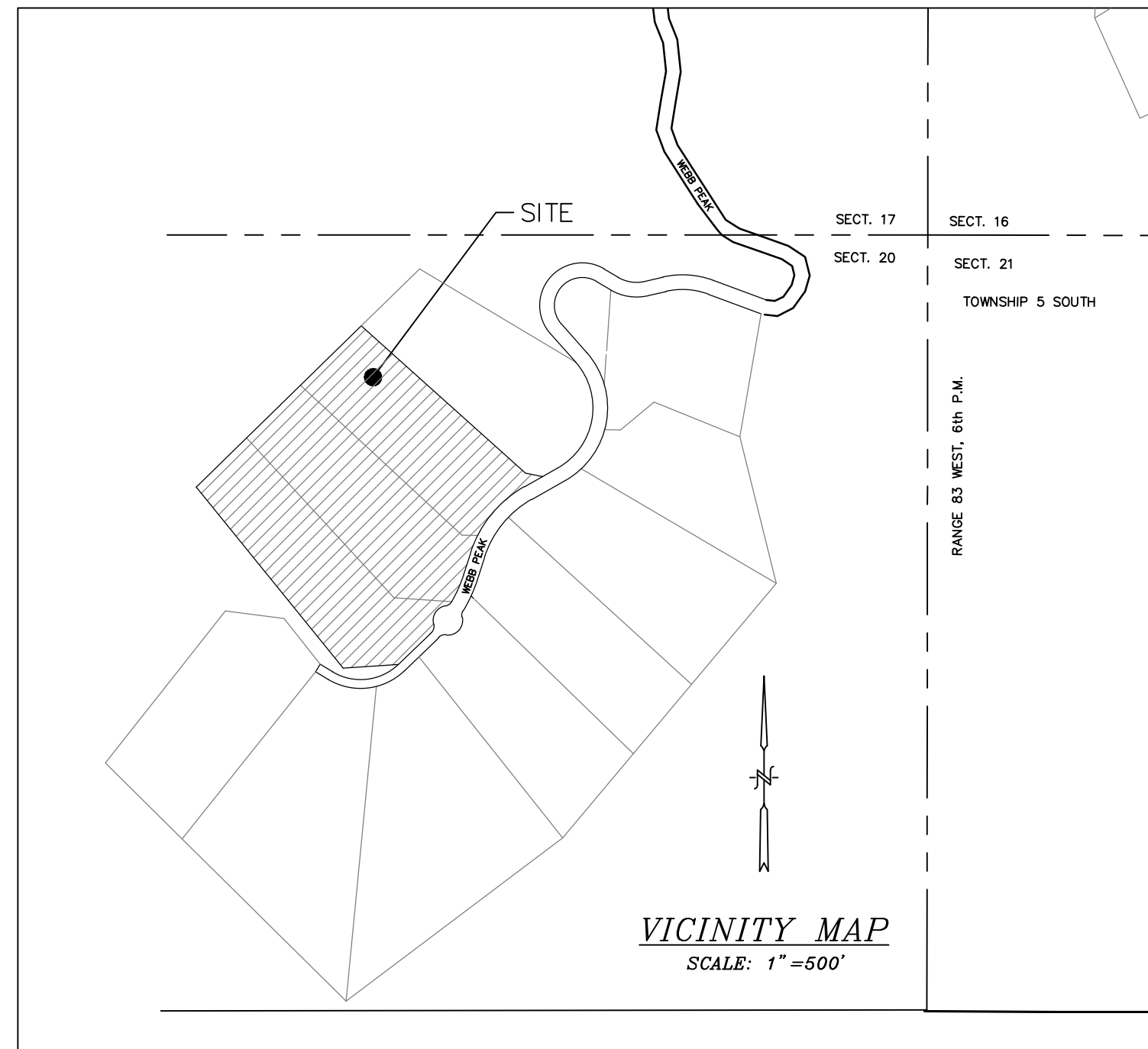
Action Requested: Appoint A. Davis and J. Suleman as Alternate Board Members

Vacate Lot Line Approval

At its regularly scheduled meeting of April 14, 2020, the Cordillera Design Review Board unanimously approved combining the properties of Ed Ahlstrand, Lots 1, 2, and 3, Filing 35, physical addresses 783, 835, and 907 Webb Peak. CPOA consideration and approval is required before Mr. Ahlstrand can apply to Eagle County for an Amended Final Plat. A preliminary copy of the Amended Final Plat is attached, indicating the three lots to be combined and the lot lines that would be vacated. CPOA Resolution Concerning Re-Subdivision of Units included for reference.

Action Requested: Approval of Ahlstrand Vacate Lot Lines, Subject to a Contract to Repay Assessments if Uncombined

**AMENDED FINAL PLAT
CORDILLERA SUBDIVISION FILING NO. 35, BLOCK 1, LOT 3
A RESUBDIVISION OF LOTS 1, 2 AND 3
COUNTY OF EAGLE, STATE OF COLORADO**



GENERAL NOTES:

- DATE OF SURVEY: MARCH 06, 2020.
- BASIS OF BEARINGS: FOUND MONUMENTS ON NORTHEASTERLY LINE LOT 3 CORDILLERA SUBDIVISION FILING NO. 35, BLOCK 1 A RESUBDIVISION OF CORDILLERA SUBDIVISION FILING NO. 34, TRACT D, RECEPTION NO. 701251, EAGLE COUNTY, COLORADO BEING #5 REBAR WITH 1.5 INCH ALUMINUM CAPS STAMPED 23089, BEARING BEING S48°04'20"E.
- LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
- PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50056211 DATED MARCH 5, 2020 AT 5:00 P.M.
- NOTE FROM PLAT OF CORDILLERA FILING NO. 35 APPLIES TO THIS NEWLY CREATED LOT 3: (10) BLANKET EASEMENT: SQUAW CREEK REALTY CORP. HEREBY RESERVE TO THEMSELVES AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND DESIGNEES THE FOLLOWING PERPETUAL, NON-EXCLUSIVE BLANKET EASEMENTS UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH ALL EASEMENT AREAS, ROADS, LOTS, PARCELS AND ALL OTHER PROPERTY WITHIN THIS PLAT, EXCEPTING ONLY THOSE PORTIONS LYING WITHIN THE BUILDING ENVELOPES SHOWN ON THIS PLAT FOR THE PURPOSES OF (a) INGRESS TO AND EGRESS FROM AND THE INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF ROADS, IRRIGATION FACILITIES, UTILITY FACILITIES, INCLUDING WITHOUT LIMITATION, GOLF COURSE PATHS, STORM DRAINAGE FACILITIES, DITCHES AND IRRIGATION FACILITIES, ELECTRIC LINES AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF CROSS COUNTRY SKIING, BICYCLE, AND HIKING TRAILS (b) THE DRAINAGE OF WATER FROM OTHER LANDS.
- THE PURPOSE OF THIS FINAL PLAT IS TO COMBINE LOTS 1-3 INTO ONE LOT, AND TO VACATE BUILDING ENVELOPES ON LOTS 1 AND 2. OTHER MATTERS OF CORDILLERA SUBDIVISION FILING 35, REMAIN IN FULL.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT EDWARD A. AHLSTRAND AND JANET W. AHLSTRAND BEING SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS:

LOTS 1-3, BLOCK 1, CORDILLERA SUBDIVISION FILING NO. 35, A RESUBDIVISION OF CORDILLERA SUBDIVISION FILING NO. 34, TRACT D ACCORDING TO THE PLAT RECORDED JUNE 29, 1999 RECEPTION NO. 701251, COUNTY OF EAGLE, STATE OF COLORADO

CONTAINING 16.51 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF:

CORDILLERA SUBDIVISION, FILING NO. 35, BLOCK 1, LOT 3, A RESUBDIVISION OF LOTS 1, 2 AND 3.

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

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

OWNER: EDWARD A. AHLSTRAND ADDRESS: 5826 WOODBOURNE HOLLOW ROAD BOULDER, COLORADO 80301

STATE OF COLORADO _____)
COUNTY OF EAGLE _____) SS

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

OWNER: JANET W. AHLSTRAND ADDRESS: 5826 WOODBOURNE HOLLOW ROAD BOULDER, COLORADO 80301

STATE OF COLORADO _____)
COUNTY OF EAGLE _____) SS

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

LIEN HOLDER CERTIFICATE

THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST UPON THE REAL PROPERTY COVERED BY THIS FINAL PLAT HEREBY CONSENTS TO THE SUBMISSION OF SUCH REAL PROPERTY TO THE PROVISIONS OF THE FINAL PLAT.

MORTGAGEE: BANK ONE N.A. ADDRESS: BOULDER PRIVATE CLIENT SERVICES LPO 1301 CANYON BLVD. BOULDER, COLO. 80302

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

STATE OF _____)
COUNTY OF _____) SS

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

AS _____ OF _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

LIEN HOLDER CERTIFICATE

THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST UPON THE REAL PROPERTY COVERED BY THIS FINAL PLAT HEREBY CONSENTS TO THE SUBMISSION OF SUCH REAL PROPERTY TO THE PROVISIONS OF THE FINAL PLAT.

MORTGAGEE: AURORA PROPERTY HOLDINGS TWO, LLC ADDRESS: 5015 A WILDRIDGE ROAD SUITE 207 BOULDER, COLO. 80303

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

STATE OF _____)
COUNTY OF _____) SS

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

AS _____ OF _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

CERTIFICATE OF TAXES PAID

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

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

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

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

AGENT

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF CORDILLERA SUBDIVISION, FILING NO. 35, BLOCK 1, LOT 3, A RESUBDIVISION OF LOTS 1, 2 AND 3 AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS-OF-WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



CLERK AND RECORDER'S CERTIFICATE

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

CLERK AND RECORDER

BY: _____
DEPUTY



LAND USE SUMMARY			
LOT	ACRES	USAGE	ADDRESS
2	16.510	SINGLE FAMILY	783 WEBB PEAK

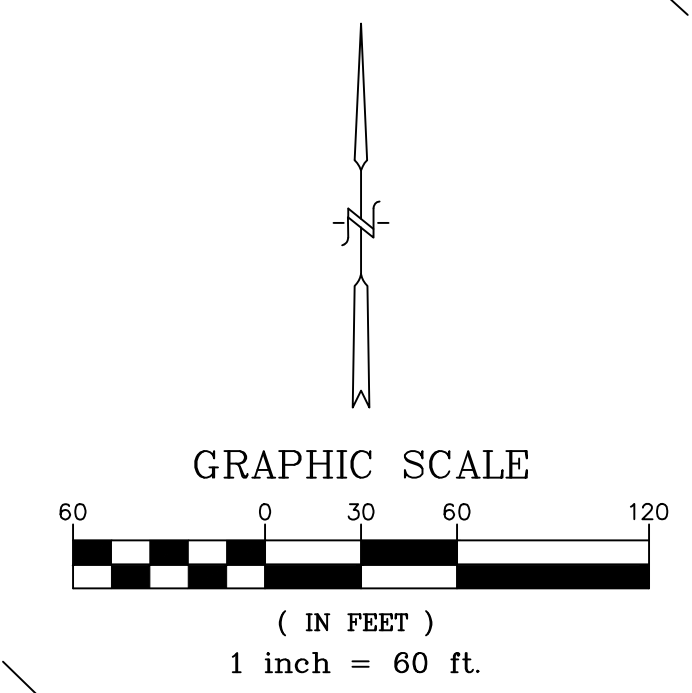
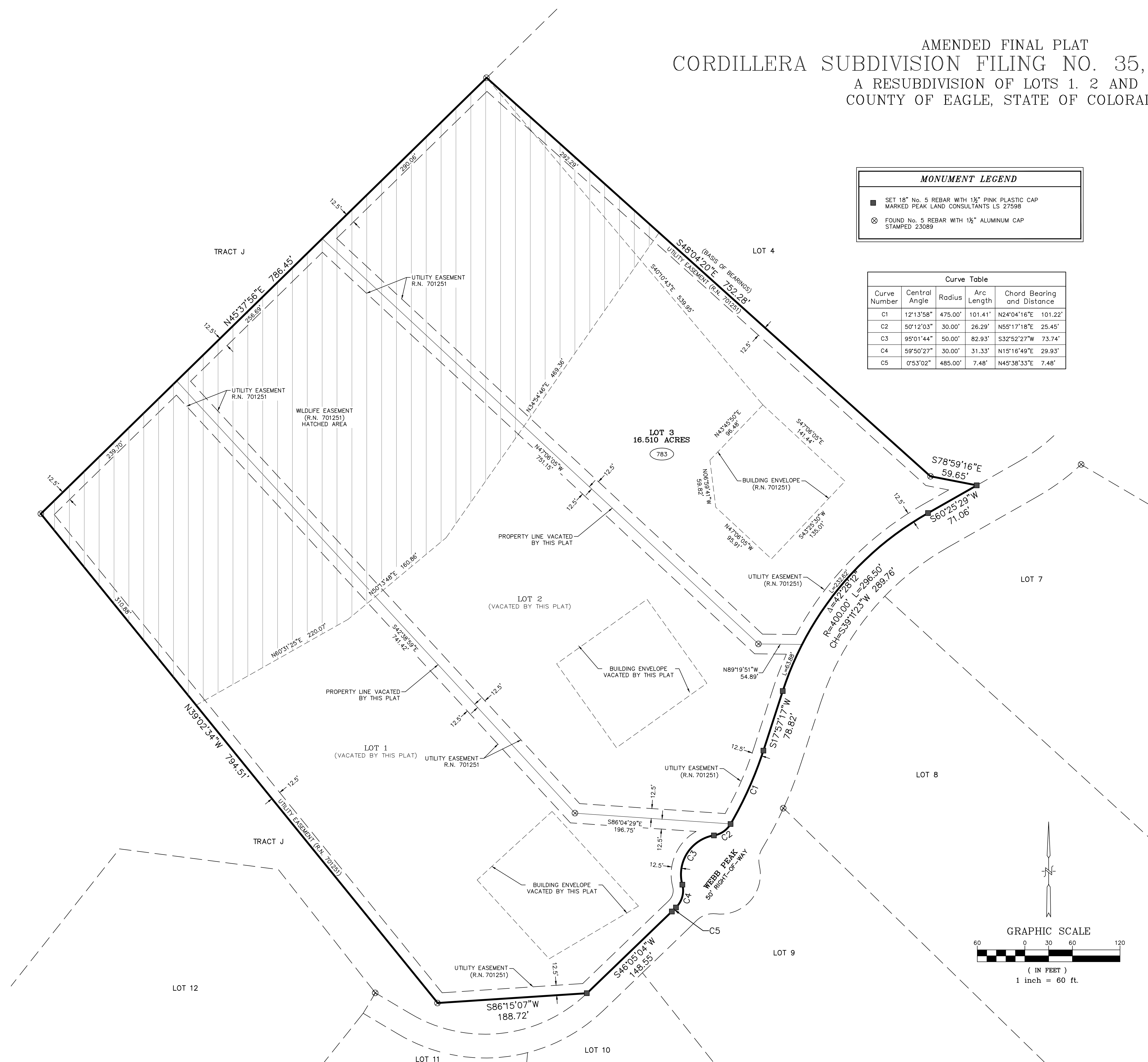
AMENDED FINAL PLAT
 CORDILLERA SUBDIVISION FILING NO. 35, BLOCK 1, LOT 3
 A RESUBDIVISION OF LOTS 1, 2 AND 3
 COUNTY OF EAGLE, STATE OF COLORADO

MONUMENT LEGEND

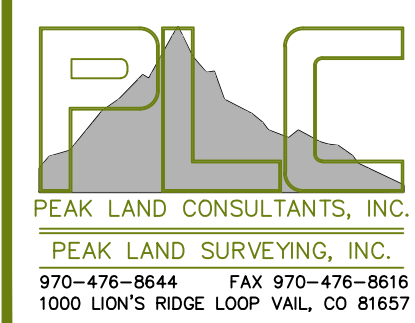
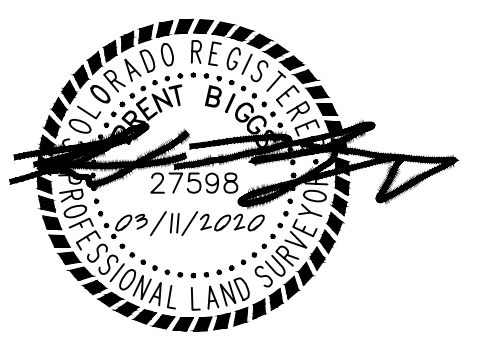
- SET 18" No. 5 REBAR WITH 1/2" PINK PLASTIC CAP MARKED PEAK LAND CONSULTANTS LS 27598
- ⊗ FOUND No. 5 REBAR WITH 1/2" ALUMINUM CAP STAMPED 23089

Curve Table

Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	12°13'58"	475.00'	101.41'	N24°04'16"E 101.22'
C2	50°12'03"	30.00'	26.29'	N55°17'18"E 25.45'
C3	95°01'44"	50.00'	82.93'	S32°52'27"W 73.74'
C4	59°50'27"	30.00'	31.33'	N15°16'49"E 29.93'
C5	0°53'02"	485.00'	7.48'	N45°38'33"E 7.48'



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



CORDILLERA PROPERTY OWNERS ASSOCIATION

**A RESOLUTION ADOPTING RULES AND REGULATIONS
CONCERNING RE-SUBDIVISION OF UNITS**

RECITALS

WHEREAS, the Cordillera Property Owners Association, Inc. (the “Association”) is a non-profit corporation organized to promote the health, safety, and welfare of members of the Association and to establish, provide and maintain a desirable community and environment for all owners and residents in the Cordillera community (“Cordillera”); and

WHEREAS, the Association has the authority to adopt, amend, and enforce policies, rules and regulations consistent with state law pursuant to its bylaws and the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Cordillera, recorded in the Office of the Eagle County Clerk and Recorder at Reception Numbers 201614443, 201614815, and 201618114, as amended pursuant to the Limited Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cordillera recorded at Reception Number 201707438 (the “Declaration”); and

WHEREAS, capitalized terms used and not otherwise defined herein shall have the meanings given to them in the Declaration; and

WHEREAS, pursuant to Section 8.5 of the Declaration, a Unit may not be subdivided into two or more Units after a subdivision plat including such Unit has been approved and filed, and further provides that subdivision of a Unit for the purpose of enlarging the boundaries of the Units adjacent to the lot to be subdivided (“Enlarged Units”) is permitted upon prior written Association approval; and

WHEREAS, Section 8.5 of the Declaration additionally provides that boundary lines for a Unit cannot be changed except with prior written Association approval; and

WHEREAS, the Board has been made aware that Owners of Enlarged Units may desire to re-establish the original boundary lines of the Units that were combined to create the Enlarged Unit (“Re-Subdivision”); and

WHEREAS, on August 3, 2017, the Association adopted that certain Amended and Restated Resolution Affirming, Ratifying, and Restating Procedures for the Adoption and Amendment of Policies, Procedures and Rules (the “Policy Resolution”); and

WHEREAS, the Policy Resolution sets forth a process by which the Board of Directors of the Association (the “Board”) may adopt policies, procedures, or rules affecting the Community; and

WHEREAS, in accordance with the Policy Resolution, the Board has determined that the issue of Re-Subdivision affects the Community and that a policy, procedure, or rule would be beneficial to address this issue; and

WHEREAS, as provided in the Policy Resolution, the Board has investigated and discussed reasonable approaches to address Re-Subdivision; and

WHEREAS, the Board, having determined that the issue of Re-Subdivision affects the Community, that rules concerning the same would be beneficial, and having discussed reasonable approaches to address the issue, desires to adopt rules concerning Re-Subdivision.

NOW, THEREFORE, the Board of Directors of the Cordillera Property Owners Association hereby adopts the following rules and regulations concerning Re-Subdivision (the "Rules and Regulations"):

1. Rules and Regulations for Re-Subdivision.

a. Any Owner of an Enlarged Unit shall be permitted to Re-Subdivide such Enlarged Unit upon application to and written approval of the Board.

b. Re-Subdivisions shall replicate both the original boundary lines and the original building envelope(s) of the Units that were combined to create the Enlarged Unit.

c. Re-Subdivision is subject to, and contingent upon, application being made to and approved by Eagle County. The Owner shall be solely responsible for any and all requirements of Eagle County to accomplish Re-Subdivision.

d. The provisions of this subsection 1.d. shall apply only to Owners who subdivide or combine Units to establish an Enlarged Unit after the effective date of these Rules and Regulations (November 8, 2019):

i. Any Owner who Re-Subdivides an Enlarged Unit is obligated to pay the Association the total of all Base Assessments and Special Assessments ("Assessments"), plus interest at the rate of 8% per year, that would have been levied against the Re-Subdivided Unit(s) during the time that the Re-Subdivided Unit(s) was part of the Enlarged Unit. In addition, the Owner is obligated to pay the Association all Assessments for the Re-Subdivided Unit(s) that are due and owing for the year in which the Re-Subdivision is effectuated.

ii. The total amount of all past Assessments and interest for the Re-Subdivided Unit(s) shall be calculated and accrue as of the date of the initial subdivision or combination of Units to establish the Enlarged Unit, as evidenced by the recording date of the amended final plat, until paid by the Owner, on or after the date of the Re-Subdivision, as evidenced by the recording date of the amended final plat. The Owner shall pay all Assessments and interest due and owing to the Association within thirty (30) days of recording of the amended final plat for the Re-Subdivision. In the event an Owner fails

to pay past Assessments plus interest, the Association shall have all remedies available to it as provided in the Fourth Amended and Restated Resolution Regarding the Policy for Collection of Unpaid Assessments, adopted August 3, 2017, as the same may be amended from time to time.

iii. For purposes of illustration only, if the Owner of an Enlarged Unit Re-Subdivides the Enlarged Unit into two (2) Units, such Owner must pay the Association the Assessments, plus interest, for one (1) Unit for the duration of the time that one (1) Unit was combined into the Enlarged Unit. In addition, the Owner must pay Assessments on the Re-Subdivided Unit for the year in which the Re-Subdivision is effectuated, regardless of the date or month on which the Re-Subdivision is effectuated.

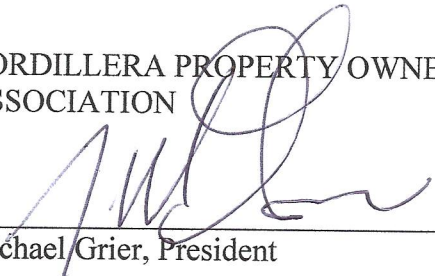
2. Severability. The Board has taken reasonable steps to avoid adopting any rule or regulation that is contrary to federal, Colorado, or local law or the Association's Governing Documents. Any invalid or unenforceable portion or provision shall be deemed severed from these Rules and Regulations, and the balance of these Rules and Regulations shall be construed and enforced as if they did not contain such invalid or unenforceable portion or provisions.

3. Effectiveness. These Rules and Regulations shall take effect on the date of adoption.

(Signatures appear on following page)

ADOPTED AND APPROVED THIS 8th DAY OF NOVEMBER, 2019.

CORDILLERA PROPERTY OWNERS
ASSOCIATION



Michael Grier, President

ATTEST:

COVID-19 Response

Timeline of Communications and Orders

- **March 7** Eagle County issued [Emergency Declaration](#)
- **March 11** Governor declared [Disaster Emergency](#)
- **March 12** Eagle County [Public Health order](#) limited the size of gatherings and events.
- **March 13** CMD/CPOA modified services, including closures. Board, management team and all staff meetings were held via phone. General manager issued a [Declaration of Local Disaster](#) and the CMD Board ratified it until April 8, 2020. Community and employee email sent outlining service changes.
- **March 14** [Governor ordered to close ski areas](#)
- **March 17** Governor order closed bars and restaurants. Employee email was sent outlining resources available, precautions, CMD/CPOA services and new order.
- **March 18** Eagle County [Public Health order revised](#) – Community and employee communications sent.
- **March 22** [Governor order](#), mandated non-essential employers to divide their in-person workforce by 50%, allowing the other 50% to telecommute. Order effective until April 10, 2020.
- **March 23** Management team conference call hosted.
- **March 25** Governor issues “[stay-at-home](#)” order. Community and employee communications sent.
- **March 30** Provided all CMD employees with a special meal to be shared with their families.
- **March 31** CMD/CPOA Board meeting was held to provide updates, recent orders and additional employee supports.
- **April 1** CMD/CPOA extended [Declaration of Local Disaster Emergency](#) until June 1, 2020.
- **April 3** Governor encouraged the use of cloth face coverings via a statewide campaign.
- **April 6** Governor extended “[stay-at-home](#)” order to April 26, 2020.
- **April 6** Eagle County updated [Public Health order](#) extending the timeframe until April 30, 2020. Communication sent to property owners.
- **April 9** [Social Distance Protocol](#) posted throughout the community.
- **April 16** Eagle County Public Health [requested exemptions](#) from some portions of the state's COVID-19 executive and public health orders.
- **April 17** Eagle County requested [exemptions](#) from the provisions in the State Orders that impose stringent stay-at-home requirements, prohibit travel except for Necessary Activities, strictly prohibit gatherings of any size, disallow certain types of businesses, and limit the businesses that may remain open only to those identified as critical or those performing minimum basic operations.
- **April 22** CDPHE [Public Health Order 20 26](#) required that workers in these businesses who have close contact (within six feet) with other employees or the public wear cloth masks while working until May 17. It also ordered these workers to wear gloves if they are in close contact with customers; skilled nursing facilities, intermediate care facilities, and assisted living residences; closing bars and restaurants to in-person services; and defining the terms of the Governor’s stay at home requirements and critical business designations.
- **April 22** Cordillera Day Camp parents were sent notification of summer closure via email and website updated.
- **April 24** Governor Polis updates Coloradans with [presentation](#) and [Safer at Home guidelines](#).

- **April 23** Governor Polis granted ECPH exemptions.
 - **April 24** Board meeting held and community and employee communications sent.
 - **April 24** Eagle County Public Health and Environment updated the county's [Public Health Order](#) regarding COVID-19 to allow for an incremental loosening of restrictions beginning April 27, 2020.
 - **April 27** Management Team and all staff meetings held; meeting, email follow up sent.
 - Short Term Rentals prohibited through May 31, 2020, sent to relevant property owners.
 - Vendor communication regarding protocols and regulations sent.
 - [Community communications](#) sent.
 - **April 27** Eagle County updated [Social Distance Protocol](#).
 - **April 29** Cordillera released updated [Social Distance Protocol](#) per department.
 - **May 1** Athletic Center at Cordillera (ACC) [phase 1 reopening](#) communication sent.
 - **May 1** Eagle County released [Business Toolkit](#).
 - **May 4** Governor Polis issued amended [Safer at Home public health order](#).
 - **May 14** Governor Polis issued amended [Safer at Home public health order](#).
 - **May 14** [Community Conversation](#) with Eagle County, Vail Health, business community, Vail Valley Partnership.
 - **May 15** County [requests exemption](#) from state public health order.
-

Declaration of Local Disaster

The District's General Manager's issued a Declaration of Local Disaster Emergency order on March 13, 2020. The Cordillera Metro District Board previously continued to and including June 1, 2020, as permitted pursuant to C.R.S. § 24-33.5-709, due to the imminent threat caused by the COVID-19 pandemic. The General Manager is directed to continue implementing measures with respect to District employees and access to certain District owned facilities.

The official action helps trigger the district's ability to make emergency appropriations as well as apply for aid and assistance from state and federal agencies for implementation of emergency plans.

Action Requested: Approval to Extend Declaration of Natural Disaster Indefinitely

Phase 2 Opening Facilities with Restrictions

Staff will provide an update on facilities and operational plans as they pertain to the ECPH order effective May 25.

Action Requested: CPOA Approval of Phase 2 ECPH Order Opening Facilities with Restrictions

**RESOLUTION OF BOARD OF DIRECTORS OF CORDILLERA
METROPOLITAN DISTRICT**

EXTENSION OF DECLARATION OF LOCAL DISASTER EMERGENCY

WHEREAS, the Governor of the State of Colorado has declared a statewide emergency regarding the occurrence or imminent threat of widespread or severe damage, injury or loss of life or property resulting from the COVID-19 pandemic; and

WHEREAS, it is in the public interest for the District to have emergency resources available to work to safeguard the health and safety of the community; and

WHEREAS, pursuant C.R.S. § 24-33.5-709 the District’s General Manager is authorized to declare a local disaster emergency; and

WHEREAS, the effect of the declaration of a local disaster emergency is to activate the response and recovery aspects of any and all applicable local and interjurisdictional disaster emergency plans and to authorize the furnishing of aid and assistance under such plans; and

WHEREAS, on March 13, 2020, the District’s General Manager declared a local disaster emergency for Cordillera as a result of the imminent threat caused by the COVID-19 pandemic; and

WHEREAS, on March 13, 2020 the District’s Board of Directors continued the local disaster emergency to and including April 8, 2020; and

WHEREAS, on March 31, 2020, the District’s Board of Directors further continued the local disaster emergency to and including June 1, 2020; and

WHEREAS, the District’s Board of Directors desires to further continue the declaration of local disaster emergency, due to the continued threat caused by the COVID-19 pandemic.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE CORDILLERA METROPOLITAN DISTRICT RESOLVES AS FOLLOWS:

Section 1. The District’s General Manager’s March 13, 2020 Declaration of Local Disaster Emergency, previously continued to and including June 1, 2020, is hereby further continued until such time as terminated by the Board of Directors, as permitted pursuant to C.R.S. § 24-33.5-709, due to the imminent threat caused by the COVID-19 pandemic. The General Manager is directed to continue implementing measures with respect to District employees and access to certain District owned facilities.

SO RESOLVED this 28th day of May, 2020.
CORDILLERA METROPOLITAN DISTRICT

David Bentley, President

Traffic Calming

[2016 Traffic Calming Study](#)

[2018 Traffic Calming Study](#)

[May 2019 Traffic Calming Presentation](#)

Data Analysis

McDowell Engineering reviewed the 2015* data to the 2019-2020 data. * 2015 data was pre-traffic calming efforts.

- Cordillera Way has experienced a 4mph decrease (at both exit ramp and S-curve).
- Fenno Drive near the Trailhead experienced a reduced speed by approximately 7mph due to the speed bump.
- The data at Club Cottage on Fenno was taken at differing locations. Therefore, a comparison cannot be completed for pre and post conditions.

Communications Outreach Plan 2020- Drive Leisurely

Campaign to begin June 1.

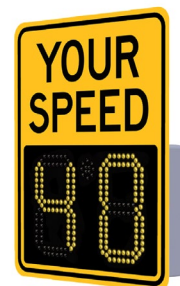
Engineering Actions

- Installing speed bumps at Club Cottage and Fenno, Fenno near Trailhead, Cordillera Way and Andorra, Cordillera Way and Granada Hill.
- Rotating two more mobile radar signs around the community including Squaw Creek.
- Painting stencils and road lines scheduled for early June.
- Planning engineering improvements at the Cordillera Way and Squaw Creek for 2021.

Radar Signs

CMD operates 4 TrafficLogix Evolution 11 radar speed signs. Functions include:

- Each digit: 11”(h) x 5.6”(w), 98 LEDs per digit
- Sign dimensions: 29”x23” with blaze yellow “YOUR SPEED” frame
- Configurable strobe for visual alerts to speeders
- SafePace Cloud remote access allowing for complete customization of sign functionality including configurable speeding notifications to admin staff, traffic data retention, battery level notification, mapping, real time sign data, detailed traffic data and reports



- Light weight allowing easy relocation by a single team member (Cordillera operates 4 signs but has mounted 8 brackets in areas of concern to further reduce the effort required to relocate a sign)
- Battery powered for placement anywhere in the community
- Fully upgradable to accept all of TrafficLogix's add-on options including photo monitoring (AC power only), solar power conversion kit, and AC power conversion kit
- Solar powered IP camera was installed to test the feasibility of comparing the time stamp of speeders pulled from the sign's reporting system to the time stamp on the camera's video of a license plate

Street Locations	Dates	Average Speed	85th Percentile Speed
Cordillera Way 1	1/1-5/15/20	33mph	38mph
Cordillera Way 2	1/1-5/15/20	30mph	37mph
Fenno 1	1/1-2/9/20	29mph	33mph
Fenno 2	1/1-5/15/20	33mph	38mph

Handheld Radar

Public safety utilizes handheld RADAR to track speed in the community. Whenever a vehicle is identified as exceeding the posted speed limit, individual calls are placed to the owner of the vehicle identified to report the scenario, complaint, data and is encouraged to comply with all traffic laws. Repeat offenders have been reported to the Sheriff's Office.

Date	Location	Time	# of Speeders
3/20/20	Squaw Creek Road @ W. Squaw Creek	0736-0812	0
3/20/20	Squaw Creek at Bearcat Stables	1436-1510	7
3/21/20	Squaw Creek Road @ W. Squaw Creek	0715-0742	0
3/26/20	Squaw Creek Road @ W. Squaw Creek	0725-0752	1
3/27/20	Squaw Creek Road @ W. Squaw Creek	0720-0751	0
3/28/20	Squaw Creek Road @ W. Squaw Creek	0715-0745	0
3/31/20	Fenno at overlook	1310-1334	3
4/4/20	Squaw Creek Road @ W. Squaw Creek	1731-1801	3
4/6/20	Fenno at overlook	1105-1121	5
4/7/20	Fenno at overlook	1108-1118	1
4/8/20	Squaw Creek Road @ W. Squaw Creek	1720-1748	2
4/10/20	Squaw Creek Road @ W. Squaw Creek	1920-1947	0
4/11/20	Squaw Creek Road @ W. Squaw Creek	1924-1954	2
4/15/20	Fenno above Ranch gate	1900-1930	0
4/16/20	Fenno below Ranch gate	1900-1940	0
4/17/20	Cordillera Way	1425-1434	0
4/17/20	Near 2666 Fenno	1512-1526	3
4/18/20	Fenno @ Squaw Creek	1905-1906	0
4/20/20	Fenno	1313-1341	2
4/21/20	Fenno @ Trailhead	1700-1727	2
4/23/20	Cordillera Way	1914-1945	1

4/24/20	Cordillera Way	1925-1956	0
4/27/20	Fenno above Ranch gate	1342-1433	0
5/2/20	Cordillera Way	1920-1948	0
5/9/20	Squaw Creek at Equestrian Center	1950-1932	0
5/14/20	Squaw Creek at Equestrian Center	1929-2001	1
5/15/20	Cordillera Way	1759-1835	0

Community Reporting

Property owners call and report complaints; they either provide a vehicle description or license plate number. Staff call the owner of vehicle identified to report the scenario, complaint and encourage compliance with all traffic laws

Sheriff’s Office Authority

- Reckless, careless, DUIs and speeding
- Increasing patrols within gates
- Full authority on Squaw Creek

Joint Resolution is presented to the CMD and CPOA Boards of Directors to address speeding in the community, including adoption of rules concerning the same.

- Reliance on all available authority for both the District (e.g., Title 32 powers to regulate property use and provide for safety protection) and the Association (e.g., CC&Rs; rules and regulations).
- Prevention and deterrence through posted speed limits, road engineering, and traffic and safety controls.
- Monitoring and detection of violations through RADAR speed signs, handheld devices and cameras.
- Identification of vehicles by license plate numbers and descriptive information.
- Recognition of limits on enforcement powers: no traffic stops or apprehending vehicles.
- Clear rules and standards for violations documented concurrently upon observance of violation.
- Progressive consequences for violations including a series of escalating warnings and fines.
- Owner responsibility for family members and guests.

Action Requested: CMD Direction Regarding the Installation of Speed Bumps at Club Cottage and Fenno, Fenno near Trailhead, Cordillera Way and Andorra, Cordillera Way and Granada Hill

Action Requested: CMD/CPOA Establish Safe Driving Committee with Board Liaisons

Action Requested: CMD/CPOA Approval of Joint Resolution to Issue Fines for Speeding

**JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF
CORDILLERA METROPOLITAN DISTRICT AND
CORDILLERA PROPERTY OWNERS ASSOCIATION, INC.
CONCERNING TRAFFIC SAFETY ON CORDILLERA ROADS**

WHEREAS, Cordillera Metropolitan District (the “District”) was organized pursuant to Section 32-1-10 *et seq.*, C.R.S.; and

WHEREAS, pursuant to Sections 32-1-1001(1)(f), (j) and (m), C.R.S., the Board of Directors of the District (the “District Board”) has the power and authority to regulate the use of and access to property it owns; to fix and from time to time to increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District; and to adopt, amend, and enforce rules and regulations for carrying on the business, objects, and affairs of the District; and

WHEREAS, pursuant to Section 32-1-1004(2)(d), C.R.S., the District has the power to provide for safety protection through traffic and safety controls and devices on streets and highways; and

WHEREAS, the District owns and maintains the roadways (the “Community Roads”) in the Cordillera community (the “Community”); and

WHEREAS, to provide for the safety of District residents and visitors, the District desires to address the issue of speeding and traffic safety on the network of Community Roads and to adopt rules concerning safe vehicular speeds and traffic safety; and

WHEREAS, the Cordillera Property Owners Association, Inc. (the “Association”) is a non-profit corporation organized to promote the health, safety, and welfare of members of the Association and to establish, provide and maintain a desirable community and environment for all owners and residents in the Community; and

WHEREAS, the Association has the authority to adopt, amend, and enforce policies, rules and regulations consistent with state law pursuant to its bylaws and the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Cordillera, as amended (the “Declaration”); and

WHEREAS, pursuant to Section 8.8 of the Declaration, destructive and offensive activities may not be carried on within the Community, nor may owners and residents use any portion of the Community at any time and in any way which may endanger persons or property; and

WHEREAS, Section 8.8 of the Declaration identifies “conduct which, in the [Association] Board’s reasonable discretion, creates any danger or risk of injury to others or of damage to property in the Community” and “speeding on roads within the Community” as unauthorized and unreasonable annoyances or disturbances for which the Association has a right of redress; and

WHEREAS, on August 3, 2017, the Board of Directors of the Association (the “Association Board”) adopted that certain Amended and Restated Resolution Affirming, Ratifying, and Restating Procedures for the Adoption and Amendment of Policies, Procedures and Rules (the “Policy Resolution”) which sets forth a process by which the Association Board may adopt policies, procedures, or rules affecting the Community; and

WHEREAS, the Association Board has determined that the issue of traffic safety affects the Community and that a policy, procedure, or rule would be beneficial to address this issue; and

WHEREAS, as provided in the Policy Resolution, the Association Board has investigated and discussed reasonable approaches to address traffic safety; and

WHEREAS, the Association Board, having determined that the issues of speeding and traffic safety on the network of Community Roads affects the Community, that rules concerning the same would be beneficial, and having discussed reasonable approaches to address the issue, desires to adopt rules concerning safe vehicular speeds and traffic safety; and

WHEREAS, as set forth in the Board Governance Guidelines of the Cordillera Property Owners Association and the Cordillera Metropolitan District, the District Board and the Association Board (collectively, the “Boards”) will cooperate with one another, including shared processes and program responsibilities; and

WHEREAS, to promote cost savings and to efficiently provide certain services to its members, including public safety services and enforcement of the covenants, conditions and restrictions set forth in the Declaration, the Association contributes funds to the District pursuant to an annual services agreement; and

WHEREAS, Eagle County has not set traffic or speed regulations for the Community Roads and has confirmed that it will not enforce speeding infractions in the Community (although Eagle County will enforce criminal actions such as DUI and reckless driving); and

WHEREAS, accordingly, the Boards desire to adopt this Joint Resolution to set forth rules and regulations concerning traffic safety and safe speeds in the Community.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF CORDILLERA METROPOLITAN DISTRICT AND THE BOARD OF DIRECTORS OF THE CORDILLERA PROPERTY OWNERS ASSOCIATION HEREBY RESOLVE AS FOLLOWS:

1. Traffic Safety Rules for Community Roads. The Boards hereby adopt rules and regulations for vehicular traffic safety on the Community Road network, as set forth in Exhibit A attached hereto and incorporated herein by this reference (the “Community Road Rules”).

2. Enforcement. The District, through Cordillera Public Safety, and/or the Association, if the District is not able, will take steps to enforce the Community Road Rules as appropriate. The Eagle County Sheriff’s Office will be notified of and enforce criminal actions on the Community Roads.

3. Association Covenant and Rules Enforcement Policy. On August 3, 2017, the Association Board adopted the Second Amended and Restated Resolution Regarding Covenant and Rule Enforcement Policy (the “Covenant and Rule Enforcement Policy”). Because the issue of vehicular traffic safety on the Community Road network affects the District and the Association and is being addressed pursuant to the authority of both the District and the Association, violations of and penalties associated with the Community Road Rules will be addressed pursuant to the Community Road Rules. The processes set forth in the Covenant and Rule Enforcement Policy will not apply to violations of the Community Road Rules.

4. Modification. The Boards may change, modify, or amend these Community Road Rules at any time.

5. Effective Date. This Joint Resolution shall take effect on the date and at the time of its adoption.

(Signatures Begin on Next Page.)

ADOPTED AND APPROVED THIS 28th DAY OF MAY, 2020.

CORDILLERA METROPOLITAN DISTRICT

By: David Bentley
Its: President

ATTEST:

By: _____
Its: _____

CORDILLERA PROPERTY OWNERS ASSOCIATION

By: Michael Grier
Its: President

ATTEST:

By: _____
Its: _____

Exhibit A Community Road Rules

1. Applicability; Definitions. These Community Road Rules (the “Rules”) apply to vehicles traveling on any road within the Cordillera Community (“road” or “roads”). As used herein, the term “vehicle” means and refers to any means in or by which someone travels, or something is carried or conveyed; a means of conveyance or transport. The term “vehicle” includes motorized and non-motorized modes of transportation, including but not limited to, cars, trucks, vans, motorcycles, scooters, and bicycles.

2. Speed limits. No person shall drive or operate a vehicle on any road at a speed greater than posted limits and in no event at a speed greater than what is reasonable and prudent under the then-current conditions. Except when then-current conditions or signs require lower speed, the following speeds shall be enforced, unless otherwise posted:

- a. 30 mph and 25 mph unless posted differently

3. Passing. No person shall drive or operate a vehicle to the left side of the center line of any road to overtake another vehicle proceeding in the same direction unless the front vehicle has pulled off to the right of the road to allow the overtaking vehicle to overtake it, or the overtaking vehicle’s left side of the road is clearly visible and free of oncoming traffic for a sufficient distance to permit passing within the speed limit and without interference with the operation of any other vehicle. Under no circumstances may a vehicle cross a double yellow line.

4. Impeding Traffic. No person shall drive or operate a vehicle on any road so as to impede the normal and reasonable movement of traffic. Vehicles that are impeding the normal and reasonable movement of traffic will pull off to the side of the road at the first available and safe location and allow other vehicles to pass. District snow removal vehicles are exempt from this rule.

5. Pedestrians. The vehicle operators shall yield to pedestrians by slowing down or stopping as required or indicated by traffic control devices.

6. Road Restrictions: The Public Safety Director may restrict the use of or access to roads as weather and road conditions warrant. No person shall drive or operate a vehicle on any road for which use or access is restricted.

7. Compliance with Directives of Authorized Personnel. No person shall willfully fail or refuse to comply with any lawful order or direction of any authorized personnel in connection with control or regulation of traffic ordinances.

8. Enforcement. Cordillera Public Safety will oversee adherence to these Rules and will monitor and detect violations of these Rules through RADAR speed signs, handheld devices and cameras, and identification of vehicles by license plate numbers and descriptive information. No public safety officer will apprehend vehicles, conduct traffic stops or issue citations.

9. Violations and Penalties. Violations of any Rule will be cited by Public Safety staff. Public Safety staff will document the violation and details of the violation (including, without limitation, vehicle description, license plate information, and driver or operator information) immediately upon observation. Violations of these Rules shall carry the following consequences and penalties:

- a. First Violation: Verbal warning.
- b. Second Violation: Written warning, sent via e-mail.
- c. Third Violation: Written warning, sent via certified U.S. Mail.
- d. Fourth Violation: \$100 penalty imposed, with notice via e-mail and certified U.S. Mail. Local law enforcement officials will also be notified of the violation.
- e. Fifth Violation: \$200 penalty imposed, with notice via e-mail and certified U.S. Mail. Local law enforcement officials will also be notified of the violation.
- f. Sixth Violation: \$350 penalty imposed, with notice via e-mail and certified U.S. Mail. Local law enforcement officials will also be notified of the violation.

Violations will accumulate over a period of three (3) years, commencing with the date of the first violation, and reset to zero (0) on the third anniversary of the first violation. Unpaid penalties will never reset.

10. Late Fees; Interest. Penalties not paid within thirty (30) days will accrue a late fee of 5% of the amount of the penalty. Unpaid penalties will accrue interest at 1% per month.

11. Hearings. Persons cited for violations of these Rules may request a hearing in writing within thirty (30) days of the date of the violation. The Board of Directors of the District, or a committee appointed by the Board of Directors of the District, will hold the hearing, affording the violator a reasonable opportunity to be heard. All decisions made at the hearing will be final.

12. Property Owner Responsibility for Family and Guests. Pursuant to the Declaration, Cordillera property owners are responsible for compliance with these Rules and violations of these Rules by their family, guests, and residents.

13. Additional Enforcement Authority – Property Owner Remedies. All unpaid penalties for violations of these Rules by Cordillera Property Owners, their families, guests, and residents, are secured by a statutory lien in a favor of the Cordillera Property Owners Association. When a property owner's account is delinquent, the Association may arrange for the recording of a lien against the owner's property or properties in Cordillera. The Association will send a letter via certified U.S. Mail to the delinquent owner indicating that a lien has been filed and demanding immediate payment for the past due penalties, together with late fees and interest. The Association may direct the initiation of proceedings to foreclose the lien, or suspend owner rights in accordance with the Association's Suspension of Rights Policy.