



CORDILLERA
Metro District

BOARD MEETING

August 8, 2025



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MEETING AGENDA

REGULAR BOARD MEETING

DATE: August 8, 2025

TIME: 9:00 AM

LOCATION: 408 Carterville Road, Edwards, CO, and video conference

This board meeting is being held in person at the CMD Administration Building and via Zoom. To attend this meeting via Zoom, click [here](#) at the time of the meeting.

BOARD OF DIRECTORS

Richard Saxby, President – May 2029 | Terence Boyle, Vice President – May 2027

Hiren Patel, Treasurer – May 2029 | Harry Jasper, Secretary – May 2029

Ellen Alexander, Assistant Secretary/Treasurer – May 2027

CALL TO ORDER – 9:00 AM

- Call to Order
- Declaration of Quorum/Director Qualifications/Disclosure
- Approval of Agenda
- Approval of Consent Agenda
 - 06.13.25 Meeting Minutes
 - CMD Updated Technology Accessibility Resolution

DISCUSSION ITEMS – 9:20 AM

- ERWSD Updates: Water Use & Facility Upgrades – ERWSD General Manager Siri Roman and David Director of Business Administration David Norris
- Financial Update – Hiren Patel, CMD Board Treasurer
- Management Team Update – Annie Morris, Cordillera Equestrian Center Manager
- Public Safety Update – Nathon Goff, CMD Public Safety Manager

PUBLIC COMMENTS – 10:00 AM

- The Board welcomes public comment on discussion items.

ADJOURN – 10:30 AM

NOTICE IS HEREBY GIVEN that the Board of Directors of the Cordillera Metropolitan District will hold a meeting. CMD is required to meet a 24-hour posting requirement unless in the event of an emergency. By Order of the District, Cheryl Foley.



CORDILLERA
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MANAGEMENT REPORT

August 8, 2025

HUMAN RESOURCES, FINANCE, AND ADMINISTRATION

- Financials are posted on the CordilleraLiving.com website. June 2025 financials will be added following this meeting.
- The 2024 audit is complete; no material changes were made, and no deficiencies were identified. The audit has been filed with the county and state as required by law.
- Recruiting and hiring is taking place for positions in Public Safety. Turnover in this department has increased significantly year over year.

COMMUNICATIONS

- Cordillera property owners are encouraged to sign up for our county's EC Alert system to receive communications about developing emergency or evacuation situations. If you have not yet signed up, register today at www.ECAAlert.org.
- Cordillera Metro District will supplement local and federal communications systems using all internal capabilities available including FRONTSTEPS bulletins and broadcasts, the CordilleraLiving.com website, variable message boards, and any other communications deemed to be effective for the situation.

EQUESTRIAN CENTER

BARN UPDATES

- The outdoor round pen has been enlarged and leveled to improve its functionality; it has also been upgraded with new, painted wood.
- We've adopted Maggie, a new cat, in hopes that she will keep critters out of the barn.
- The second edition of The Stable Scoop, our quarterly newsletter, was published at the end of July. It has become a popular and fun way to spread staff-written articles and news updates among our audience of boarders and lesson-takers.
- Now outfitted with new logos and wheels, the CEC horse trailer is a professional presence at the barn and elsewhere in the community.

OTHER CEC UPDATES:

- CEC staff update:** Morale, culture, and experience are at a high this summer. We have an incredible and dependable team working at the CEC across all programs and activities, and we are grateful for how our team culture has grown over the past 2 years.
- Horse shows:** Congratulations are due to students, in training with Annie and other trainers at CEC, who have qualified for the regional dressage championships in September.
- Apprentice Program:** Two employees, Hazel Nall and Dani Defina, have entered our new apprenticeship program and are working toward their instructor certification in the upcoming year.

YEAR-ROUND LESSON & TRAINING PROGRAM

- With the addition of the two horses we lease, Shannon Maloney was able to teach lessons during the summer at the CEC for the first time.
- Training and lessons with CEC Manager Annie Morris are busy as we enjoy the long, warm days. Staff have been able to enjoy riding and lessons after work, making their time spent cleaning the stables worth it.

HORSE CAMP UPDATE

- Horse Camp 2025 was the most successful year yet. We hosted 65 campers, and six out of our eight camp sessions were completely full.

- CEC Supervisor Chris Bate oversaw Horse Camp 2025, with help from instructors Dani Defina and Hazel Nall as well as Holly Horvath, who led education sessions and activities when campers weren't riding. This strong and passionate team created many unforgettable moments.



COMMUNITY OPERATIONS

- **Open House – Wednesday, August 13, 3:00–6:00 PM:** Join neighbors and friends to explore the Comm Ops facility at this fun, family friendly event that includes appetizers, social time, a facility tour, and an insider's look at the machines that keep our community running.
- **Divide Gatehouse Project:** The Divide entrance and gatehouse renovation project is coming to a successful close this week. All road work and landscaping is now complete.
- **Roads Program:** Road resurfacing operations including milling and paving are complete. In August, all the roads that have been resurfaced will be shouldered.

FLEET

- **Preparing the Fleet for Winter:** Starting in September, the fleet team will begin preparing plow trucks and snow removal equipment for the upcoming winter season.
- **Alternative Fuels:** The fleet team has networked with City of Thornton and City of Lakewood to discuss the use of CNG (compressed natural gas) as an alternative fuel to replace diesel. We have determined that it is not a viable option for us due to the time spent refueling compared to the operating time.

TRAILS AND FISHING

- **Trails updates:** Make the most of the summer by exploring Cordillera's hiking trails, which are open and in great shape. Check out the online trails map at CordilleraLiving.com/Hiking, and get it bookmarked to your phone's home screen.
- **Top trail recommendations:** For a mellow loop hike in the Divide area, our trails crew recommends the Camino del Norte Loop, and for the Ranch area, the Timbers Trail Loop.
- **Trails maintenance:** We appreciate user reports of downed trees or other issues that need attention. Have an issue to report? Contact the CMD Admin Office at info@cordillerametro.org.

- **Fishing Cordillera's ponds:** Cordillera's fishing ponds were restocked in June. With warmer temperatures, it's best to fish before noon and release your catch as quickly as possible. Find out more about fishing Cordillera's ponds and river parcels at www.CordilleraLiving.com/Fishing.

OPEN SPACE MANAGEMENT: WILDFIRE MITIGATION AND WEED SPRAYING

- **Weed mitigation:** CMD's crews have completed hand-spraying weed mitigation work in District rights-of-way. Contract weed spraying using drone technology will be postponed until the fall season due to a contractor licensing delay.
- **Heli-logging:** A helicopter will be conducting wildfire mitigation operations in Cordillera this fall. The project will be centered in the Red Draw area and may include part of the Divide. This cost-sharing operation with Arrowhead and Copper Mountain will allow for efficient wildfire mitigation operations in strategic locations and on steep slopes surrounding Cordillera.
- Communications will be sent out with project updates closer to the date of their occurrence.



PUBLIC SAFETY

- **Guest Gate Access:** Cordillera Public Safety agents and CMD staff continue to educate homeowners about how to add personal guests to their guest lists. Staff are not authorized to add guests to homeowners' personal guest lists. Delays at the gate have been an issue this summer when guests arrive without advance FRONTSTEPS authorization from homeowners.
- **Gate Access & Security:** Summer traffic continues to present challenges, particularly from individuals attempting unauthorized entry or being argumentative. In response, our team has done an excellent job maintaining access control—professionally handling those who attempt to run the gates and turning away several suspicious individuals.
- **Traffic Calming Measures:** To help reduce speeding, we've deployed cones and speed sign trailers and are evaluating their effectiveness in different locations.
- **Training & Development:** Cordillera Public Safety's training focus for July and August continues to be fire safety, including fire prevention, emergency response, and our role in supporting the fire department.
- **Wildlife Update:** Bear activity increased in June and July, with one bear entering a home in the middle of the night and several needing to be removed from dumpsters. Please remember to lock

your doors and lower-level windows, and keep trash secured. Elk and deer are moving to and from the Ranch and Divide neighborhoods. Please drive slowly and pay attention to the edges of the roadways, as wildlife will cross without notice.

GATE ACCESS STATISTICS:

June and July 2025 – 1,724 vehicles entered the community on average every day

Cordillera Public Safety welcomed approximately 105,159 vehicles through the Divide and Ranch Gates during June and July.

- Vehicles with Transponders:
 - Divide Gate: 33,705
 - Ranch Gate: 71,454
- Temporary Passes Issued:
 - Divide Gate: 1,307
 - Ranch Gate: 3,612
- Bicycle Permits Issued: 37
- FRONTSTEPS Statistics
 - June 2025
 - Guests invited by residents: 1,157
 - Total invited guest entries: 2,204
 - July 2025
 - Guests invited by residents: 2,026
 - Total invited guest entries: 3,629

EMPLOYEE SPOTLIGHTS

K.C. WILEMON, PUBLIC SAFETY AGENT

K.C. Wilemon joined the CMD Public Safety team in September 2024, and whether he's at the gates or out on patrol, he enjoys getting to know Cordillera homeowners, keeping watch for safety, and taking in scenic vista.

K.C. was born in Charleston, Mississippi, and lived in Memphis, Tennessee, for 35 years before making his way out to Colorado. When he's not at work, K.C. spends his time training in and teaching Brazilian Jiu Jitsu in Minturn. He is also an award-winning DJ and has an album that has received more than 10,000 streams worldwide.

K.C.'s family is important to him – niece and nephew back home are now 11 and 21. "They mean the world to me," he says.



FERNANDO CLARA: COMMUNITY OPERATIONS WORKER



Community Operations Worker Fernando Clara is from Calexico, California, where he attended school and lived for 19 years before moving to Avon in 1998. He joined the CMD team in February 2025 with previous experience working in Cordillera as a construction worker and as an employee of the former Lodge and Spa at Cordillera. Fernando also has local experience working at a body shop in Eagle as a detailer and technician.

Snow plowing Cordillera's roads is Fernando's favorite winter job responsibility, and he loves the variety that comes with each day of work in the summer season. Working outdoors and doing different things each day keeps him inspired.

When he's not at work, Fernando enjoys riding his motorcycle and taking in our area's scenic mountain vistas. He's the father of three adult daughters who live in California.