



CORDILLERA
Metro District

BOARD MEETING

October 10, 2025



CORDILLERA

Metro District

MEETING AGENDA

ANNUAL BOARD MEETING

DATE: October 10, 2025

TIME: 8:45 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 – 8:45 AM

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

****The Board of Directors will not take any official action at this meeting****

ANNUAL MEETING MATTERS PURSUANT TO SECTION 32-1-903(6)(A), C.R.S. – 8:50 AM

- Presentation on the Status of Public Infrastructure Projects within the District – Trevor Broersma, General Manager
- Review of Unaudited Financial Statements for the Current Calendar Year – Hiren Patel, Board Treasurer

PUBLIC COMMENTS – 8:55 AM

- The Board welcomes public comment on discussion items.

ADJOURN – 9:00 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, Richard Saxby.

The Annual Meeting requirement applies to any metropolitan district that meets the following criteria: (i) was declared organized by a court pursuant to Section 32-1-305.5, C.R.S., after January 1, 2000; (ii) that has residential units within its boundaries; and (iii) that is not in inactive status.



CORDILLERA

Metro District

MEETING AGENDA

REGULAR BOARD MEETING

DATE: October 10, 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
 - 08.08.25 Meeting Minutes
 - 2026 Administrative Matters Resolution – Alan Pogue, Legal Counsel
 - 2026 Meeting Resolution – Alan Pogue

DISCUSSION ITEMS – 9:20 AM

- Financial Update – Hiren Patel, CMD Board Treasurer
- Management Team Report – Trevor Broersma, CMD General Manager
- IT Policy Update – Trevor Broersma
- 2026 Budget Draft Review – Trevor Broersma

PUBLIC COMMENTS – 10:30 AM

- The Board welcomes public comment on discussion items.

ADJOURN – 10:45 AM

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CORDILLERA
Metro District

MANAGEMENT REPORT

October 10, 2025

HUMAN RESOURCES, FINANCE, AND ADMINISTRATION

- Financials are posted on the CordilleraLiving.com website. August 2025 financials will be added following this meeting.
- Recruiting and hiring is still taking place for positions in Public Safety. We have had very few applicants during a \$4,500.00 campaign. Turnover in this department has increased significantly year over year.
- One new Public Safety team member joined us last week and is completing training.
- We are recruiting for a part-time barn hand to replace summer staff that have returned to college.
- Benefit renewals for 2026 are in progress. Open enrollment will take place in the second half of November.

COMMUNICATIONS

- Be on the lookout for photography enhancements on CMD's CordilleraLiving.com website pages later this month and through the fall season as a photo refresh project is being implemented.
- The CordilleraLiving.com website homepage is also being updated to meet compliance requirements including listing District and leadership contact information, public board meeting schedule, and other required details.

EQUESTRIAN CENTER

BARN UPDATES

- The CEC is beautiful in the fall, and we are enjoying the last weeks of golden trees and cool days before the winter.
- We have a few horses coming and going this fall, but we anticipate boarding to remain consistent through the winter.

OTHER CEC UPDATES:

- **CEC staff update:** Since the end of our busy summer season, all staff have been able to take a little break and gear up for our normal, year-round duties.
- **Horse Events:** Horse shows are over for the year, and we will be hosting some clinics and other events including a Halloween party on October 17 and a dressage clinic with Dolly Hannon on November 28-29.
- **Apprentice Program:** We are accepting applicants for the fall and winter into our apprenticeship program. Find out more at CordilleraLiving.com/Equestrian.

YEAR-ROUND LESSON & TRAINING PROGRAM

- Riding lessons are offered Tuesday-Friday each week with CEC instructors Chris Bate and Shannon Maloney.
- CEC Manager Annie Morris has also maintained a busy lessons schedule, adding some locals as she has time between her regular trainer horses.

HORSE CAMP UPDATE

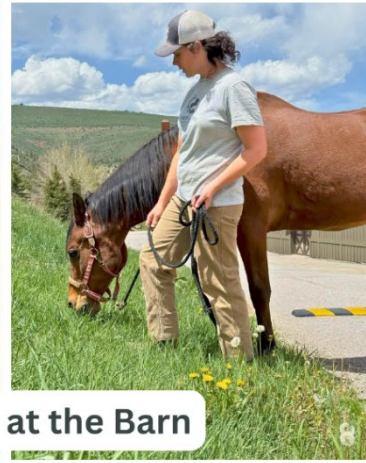
- We have a short break in our schedule before we start preparing for Summer Horse Camp 2026.



Riding Lessons



Life at the Barn



COMMUNITY OPERATIONS

- **Fall Projects:** The Comm Ops team will be flushing culverts, installing delineation posts along plow routes, limbing trees along roadways, removing speed bumps, stocking sand and salt, and assisting with community-wide wildfire mitigation projects this fall.
- **Road Shouldering:** All roads that were resurfaced as part of the 2025 roads program have now been reshouldered.
- **Storage Construction:** The Comm Ops team built two new storage sheds in the shop yard for vehicle and materials storage

FLEET

- **Preparing for Winter:** Since the beginning of September, the Comm Ops fleet team has rebuilt several small plow truck frames. The crew will begin preparing small truck sanders and rotating commercial plow trucks through the shop for maintenance in the first week of October.

TRAILS AND FISHING

- **Mountain bike trail update:** Working alongside our partners, the CMD trails crew completed a four-mile section of the Carterville Road mountain bike trail on September 12. Work on this trail will continue next spring.
- **Top fall hiking recommendations:** Fall is one of the most beautiful times to hike in Cordillera. The CMD trails crew recommends El Mirador Trail for a low- to medium-intensity hike in the Divide area, and Beau's Trail, accessible above the dog park on Carterville Road, for a high-intensity hike with spectacular views. Preview trails and get the CMD online trails map at CordilleraLiving.com/Hiking.
- **Fishing Cordillera's ponds:** Fishing continues through the fall at Cordillera's stocked ponds during daylight hours and as long as no ice is present on the surface. Explore more at CordilleraLiving.com/Fishing.

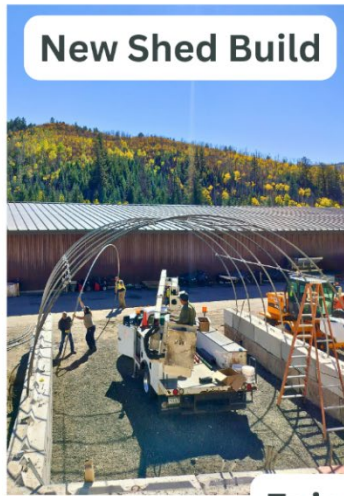
WILDFIRE MITIGATION

- Better-than-expected weather allowed this fall's community-wide wildfire mitigation project to begin ahead of schedule in the last week of September, with crews preparing for vegetation and tree removal in the Red Draw area.

- Helicopter logging operations began on October 6, prioritizing the removal of unhealthy trees and beetle kill to help protect our community from catastrophic wildfire.
- Contracting a helicopter for this project allows for efficient wildfire mitigation operations in strategic locations chosen to reduce the risk of high-intensity fires and promote the long-term survival of healthy forest in Cordillera.



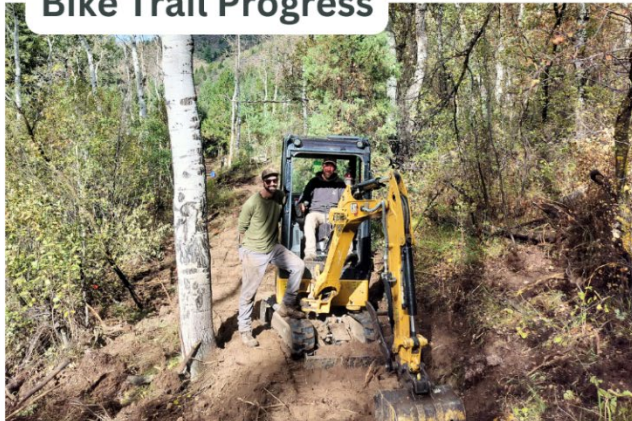
Bike Trail Progress



New Shed Build



Enjoying Fall in Cordillera



PUBLIC SAFETY

- **Staffing Challenges:** Like many across the Vail Valley, we are facing recruitment difficulties and staffing challenges. We're grateful for the dedication and flexibility of our existing team, whose efforts have helped fill gaps and maintain consistent public safety and service standards.
- **Gate Access Update:** Cordillera Public Safety agents, in collaboration with CMD administration, continue to educate some residents on using FRONTSTEPS to manage their personal guest lists. As we move out of the busy summer season, overall gate traffic has eased. However, the Ranch Gate continues to experience steady weekday activity due to contractor and golfer access.
- **Hunting Season Activities:** Gate-related challenges are now primarily driven by unauthorized individuals attempting entry, especially with the onset of hunting season. Our team maintains strong access control protocols, professionally managing these situations and actively dispatching patrols to investigate and address instances of piggybacking in the owner lanes.
- **Patrol Update:** Patrols have shifted focus from fire watch to hunting watch as seasonal priorities change. We've also seen an uptick in intruder alarms, often triggered by wind and an increase in bear activity.
- **Wildlife Update:** Bear activity has increased in recent weeks. Bears are seeking high-calorie, high-fat foods to build up fat reserves for winter hibernation. Common human-controllable attractants include garbage, birdseed, and pet food. Please secure these items and be bear aware. Elk and deer herds are also seeking lower levels and shelter, with herds moving into the Ranch and Divide neighborhoods as temperatures cool. Slow down when driving and stay alert, especially near roadway edges, as wildlife may cross unexpectedly.

GATE ACCESS STATISTICS: August and September 2025

On average, 1,379 vehicles entered the community every day. Cordillera Public Safety welcomed approximately 84,128 vehicles through the Divide and Ranch gates during August and September.

- Vehicles with Transponders:
 - Divide Gate: 26,921
 - Ranch Gate: 57,207
- Temporary Passes Issued:
 - Divide Gate: 1,340
 - Ranch Gate: 3,753
- Bicycle Permits Issued: 26
- FRONTSTEPS Statistics
 - August 2025
 - Guests invited by residents: 1,907
 - Total invited guest entries: 3,074
 - September 2025
 - Guests invited by residents: 1,052
 - Total invited guest entries: 2,035

EMPLOYEE SPOTLIGHTS

SCOTT FOSSBERG, PROJECTS & PLANNING SUPERVISOR

Born and raised in Lincoln, Nebraska, Projects and Planning Supervisor Scott Fossberg joined the CMD team in August.

Before coming to Cordillera, he worked in high-end, luxury property management with properties in Vail and, most recently, managing private ranches in Lake Creek.

Scott is a proud Cornhusker and has a bachelor's degree in business administration from the University of Nebraska.

He moved to Avon in 2009 to follow his dream of living, playing, and working in the Rocky Mountains—and he doesn't plan on leaving.

Scott and his wife Kelly live in Eagle-Vail with their two rescue cats. Be on the lookout for him outside biking (mountain, dirt, gravel, road, or snow), skiing, and occasionally floating down the river when he's not at work.



ROBBIE GREGG, OPEN SPACE COMMANDER



Open Space Commander Robbie Gregg rejoined the CMD Comm Ops team as an Open Space Commander in November 2024 after previously working for CMD from 2019 to 2022. An Oklahoma native, Robbie studied AV production at Hocking College in southern Ohio, and he also lived in Santa Barbara, California.

Some of Robbie's previous experience includes working for the U.S. Forest Service in the White River National Forest for 9 years and working at the Gorsuch ski shop.

Robbie and his family live in Gypsum with their dog Luna, who is often Robbie's partner in outdoor activities which include fishing, hiking, and spending time in nature with his wife Christie and daughter Sabrina.

Fun fact: As an extra in the movie *No Strings Attached*, Robbie can be spotted on screen carrying actress Natalie Portman's suitcase.