



CORDILLERA

Metro District

MEETING AGENDA

REGULAR BOARD MEETING

DATE: December 5, 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
 - 10.10.25 Annual Board Meeting Minutes p. 2-3
 - 10.10.25 Regular Board Meeting Minutes p. 4-5
 - 2026 Flexible Spending Account Plan Amendment Resolution p. 6-9
 - Updated General Counsel Engagement Letter p. 10-21

DISCUSSION ITEMS – 9:10 AM

- Financial Update – Hiren Patel, CMD Board Treasurer p. 22-30
- Management Team Report – Trevor Broersma, CMD General Manager p. 31-35

PUBLIC COMMENTS – 9:30 AM

- The Board welcomes public comment on discussion items.

PUBLIC HEARING: 2026 BUDGET – 9:45 AM

- Presentation of the 2026 Budget – Trevor Broersma p. 36-43

PUBLIC COMMENTS – 10:15 AM

- The Board welcomes public comment on budget items.

ADOPTION OF 2026 BUDGET RESOLUTION – 10:30 AM

- Resolution Adopting 2026 Budget, Appropriating Sums of Money, and Setting Mill Levies p. 44-64

EXECUTIVE SESSION – 10:45 AM

Executive Session pursuant to Section 24-6-402(4)(b), C.R.S. to discuss personnel matters.

ADJOURN – 11:30 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, Richard Saxby.



HUMAN RESOURCES, FINANCE, AND ADMINISTRATION

- Financials are posted on the CordilleraLiving.com website. October 2025 financials will be added following this meeting.
- End-of-year financial reviews are happening now in addition to preparation for the 2026 budget system set-up.
- Individual open enrollment meetings for 2026 took place from November 18 to December 2 to review all current benefits, remaining benefits for 2025, and to enroll in 2026 benefits.
- Recruiting and hiring for positions in Public Safety continues. Turnover in this department has increased significantly year over year.
- The CMD employee holiday party will take place on Saturday, December 6.

COMMUNICATIONS

- The CordilleraLiving.com website homepage now lists quick-reference contact information for CMD and CPOA in addition to leadership contacts, the board meeting schedule, and a summary of each organization's key responsibilities.
- A refresh of CMD's website pages is underway to include updated imagery of facilities, services, activities, and scenery.

EQUESTRIAN CENTER

BARN UPDATES

- **CEC Staff Update:** We currently have a joyful team made up of both new and experienced staff members. We are working well together and excited about the upcoming holiday and winter season.
- **Equestrian Clinics:** The CEC hosted two clinics in November, a one-day clinic with Sue Martin and a two-day clinic with Dolly Hannon. Both gave boarders and auditors the opportunity to improve their riding and increase knowledge.
- **Events:** The CEC held a Halloween social event in October, where 10 horses and riders dressed up and rode a quadrille. A holiday party is planned for December 20.
- **Pony Club at the CEC:** Three local Pony Club riders practiced all summer to achieve their goal of a D-2 Pony Club rating, a proud accomplishment. Pony Club is a national program for young riders to develop horsemanship skills.
- **Apprentice Program:** The CEC has accepted long-term volunteer Allegra Ziporin into its apprenticeship program for the winter months. The apprenticeship program aims to support Ziporin, a high school freshman, in furthering her passion for horse welfare.
- **Volunteers:** The CEC's wonderful group of volunteers has been keeping the barn spotless through the fall and riding our school horses while learning more each week.

YEAR-ROUND LESSON & TRAINING PROGRAM

- The CEC's strong training program continues to attract new horses, clients, and community. CEC Manager Annie Morris is working with a new client and horse in full dressage training; another rider has brought a horse to lesson with one of the CEC's jumping training partners, Philip Dreissigacker.
- The long autumn has given riders extra days to enjoy the beautiful outdoor arena.
- Riding lessons are full with the addition of Laura Parker as an instructor while another instructor has scaled back during the winter season.
- CEC Manager Annie Morris has also maintained a busy schedule, adding some lessons as she has time between her increased training schedule.

HORSE CAMP UPDATE

- Following the holiday season, the CEC will begin preparing for Summer Horse Camp 2026.



Clinics & Events

Pony Club at the CEC

CEC Volunteer Ride Day

Halloween Social

COMMUNITY OPERATIONS

- Community Projects:** The Comm Ops team took advantage of good weather to complete a variety of community projects including rebuilding several rock walls along Fenno Drive and removing the aging basketball and volleyball courts near the dog park to prepare this area for a new purpose.
- Facility Upgrades:** Asphalt was recently repaired at the Cordillera Equestrian Center to address drainage and ice build-up issues, and a new sidewalk was constructed and poured at the CMD Admin Office to improve walkway safety.
- Holiday Lighting and Decorations:** Holiday lighting and decorations have been installed at CMD facilities, gates, and elsewhere in the community to create a welcoming and festive experience for Cordillera residents and guests this holiday season.

FLEET

- Ready for Winter:** The Comm Ops fleet is ready for plowing and other winter operations. New staff have been trained, and maintenance is complete on commercial plow trucks, small truck sanders, and the variety of other vehicles that service Cordillera's roads throughout the winter.

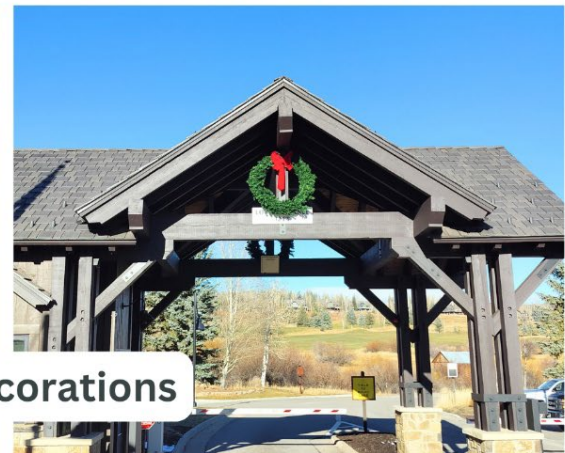
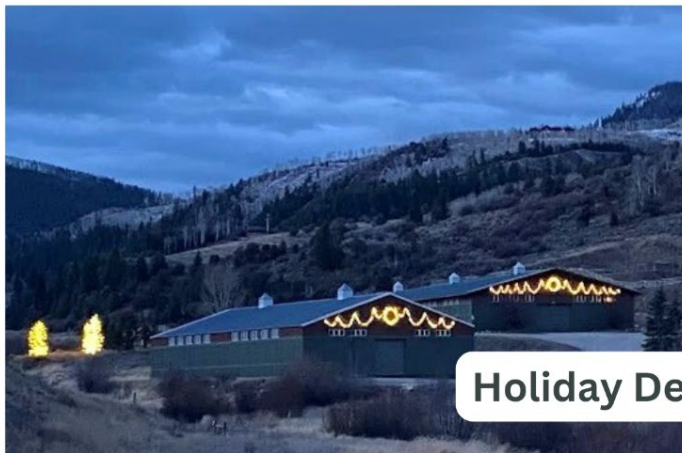
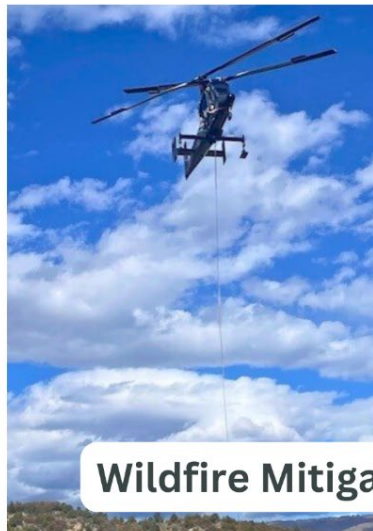
TRAILS AND FISHING

- Elk Springs Trail Expansion:** The CMD trails crew began working on expanding Elk Springs Trail into a multi-use trail. This trail transformation will achieve a gentler slope, ease of access, and a better multi-use experience. Work will continue in the spring.

- **Fishing Cordillera's ponds:** New aerators have been installed in Cordillera's stocked fishing ponds to maintain pond health. Fishing is allowed during daylight hours as long as no ice is present on the surface of the ponds.

WILDFIRE MITIGATION

- In October, CMD worked with partners to complete a community-wide wildfire project mitigation in the Red Draw area. Approximately 1,500 trees were removed by helicopter to help reduce the risk of high-intensity fires and slow the spread of pests and diseases.
- In early November, CMD crews completed mastication and forest thinning work in the area of Timbers Trail Loop hiking trail.
- Both of these projects were aimed at reducing fuels, improving forest health, and supporting the forest's long-term survival.



PUBLIC SAFETY

- **Gate Access Update:** Although we continue to see steady volume at both gates, overall gate traffic has eased over the past couple of months. This slower period has provided valuable breathing room to regroup, refine our access control procedures, and identify improvement opportunities in preparation for the busy season ahead in 2026.
- **Hunting Season Activities:** This hunting season has fortunately not had the issues seen in previous years. We believe this outcome reflects the proactive measures implemented including tighter gate access controls and enhanced visibility through signage and patrol presence along Cordillera's borders with surrounding hunting areas.
- **Wildlife Update:** Bear activity has decreased significantly, likely due to winter hibernation. Elk and deer herds are increasingly visible as they move to lower elevations and seek shelter within Cordillera. Large groups are frequently moving through the Ranch and Divide neighborhoods. Please slow down when driving and remain alert, especially near roadway edges, as wildlife may cross unexpectedly.

GATE ACCESS STATISTICS: October and November 2025

Cordillera Public Safety welcomed approximately 47,884 vehicles through the Divide and Ranch gates during October and November. On average, 784 vehicles entered the community every day.

- Vehicles with Transponders:
 - Divide Gate: 16,421
 - Ranch Gate: 31,463
- Temporary Passes Issued:
 - Divide Gate: 572
 - Ranch Gate: 1,695
- Bicycle Permits Issued: 4
- FRONTSTEPS Statistics
 - October 2025
 - Guests invited by residents: 422
 - Total invited guest entries: 1,385
 - November 2025
 - Guests invited by residents: 387
 - Total invited guest entries: 1,267

EMPLOYEE SPOTLIGHTS

PAUL GALLAGHER, PUBLIC SAFETY AGENT

Public Safety Agent Paul Gallagher graduated with a degree in criminology and law studies from Marquette University in his hometown of Milwaukee, Wisconsin, where he lived for 30 years before moving to Colorado. In addition to having work experience in security and public safety, Paul has also worked in the financial services industry and in the logistics sector.

As a sports fan with Wisconsin roots, Paul follows his favorite teams: the Green Bay Packers, Milwaukee Bucks, Milwaukee Brewers, Marquette University basketball—and, since his grandfather played basketball for the University of Wisconsin, he also cheers for Badgers in basketball and football.

When not at work or watching sports, Paul likes to walk, go to the gym, and ski occasionally. He's passionate about reading books about baseball, especially on topics related to game strategy, as he has experience coaching baseball and softball. Paul has authored two books and plans to write another on coaching and baseball.



KAYLA GIRARD, EQUESTRIAN CENTER BARN HAND

Born in Ramsey, New Jersey, Cordillera Equestrian Center Barn Hand Kayla Girard follows the spirit of adventure in life and work. As a teenager, Kayla achieved national champion status in karate, and she then took her skill for movement into the professional ballroom dancing realm, where she and her partner broke into the top 25 worldwide pro division rankings.

Kayla made her way to Colorado to be a Vail ski instructor and joined the CEC team in October 2024. In addition to working at the CEC, Kayla manages her own dog walking business and is a running coach with depth of personal experience.

As of November 2025, Kayla has run either a half marathon or a full marathon in 41 of 50 US states, and she aims to run a



marathon on every continent. During the summer, Kayla hikes high peaks and is on track to complete hiking all 58 of Colorado's Fourteeners in 2026.

Beyond pursuing her athletic endeavors, Kayla likes to watercolor paint and play the piano. She lives in Avon with her husband Brian and their two Mini American Shepherds, Bodie and Milo.