



CORDILLERA
Metro District

2023 Election
Candidate Bios

My name is Ellen Alexander and I am running for the Cordillera Metropolitan District board. We have lived in the Vail Valley since 1998 and in Cordillera Ranch since late 2018. It would be an honor to serve on the board and I am available to speak with you either on my cell or email at (970) 390-7396 and ellen@mountaincapitalgroup.com.



I wish to offer my expertise in management and finance to assist Cordillera's CMD board in analyzing its operating budget and funds allocation. One of my major objectives is to ensure that Cordillera continues to be the best place to live in the Valley and that all the amenities expected of a top notch resort community are provided to our Residents.

The Cordillera Metropolitan District's responsibilities are primarily roads, public safety, the Equestrian Center, Bearcat Stables and the signage and garden areas located throughout the community. The CMD's major source of income comes from tax revenue; it is important that we match our revenue to our expenses.

Since late 2021, financial statements prepared by a third-party accountancy firm for 2022 and 2023 provide the board with timely and accurate monthly financials. My background in management and finance is well suited to analyzing these statements and providing the board and community with a clear snapshot of the source and usage of funds. This is an area I find interesting and as a new board member, I would like this to be one of my priorities.

I believe our gatehouse entrance system could be improved by automating ingress with a software application. These programs allow homeowners, through an application downloaded on their cellphones and computers, to register guests and service persons' names into the system. An automated system could improve the efficiency of our gatehouse management.

I am interested in being involved in Fire Mitigation and Management. The CMD is responsible for fire mitigation on open space. Three Eagle River Wildfire employees are now officing at the CMD administration building and are coordinating our open space wildfire mitigation with CMD. The CPOA is providing inspection reports to homeowners of items that need to be done on their property. It is a group effort to keep us all safe.

I am very supportive of maintaining a good relationship with the CPOA and working together for the benefit of the Cordillera Homeowners and will make it one of my top priorities.

Resume Summary

Experienced Senior Real Estate Executive with a successful record as a Construction, Mortgage & Equity Lender and Manager of Loan Restructuring, Asset Disposition and Property Management for several California Regional Banks and Private Equity Funds. A seasoned manager of Bank REOs for the Western United States for First Nationwide Bank. As a consultant for the Resolution Trust Company managed the liquidation of Gibraltar Savings and Loan's real estate portfolio with a successful track record structuring, lending, classifying and selling bank-owned real estate. Joint Venture Lender and Manager for Crocker Bank on over 3,000,000 square feet of joint venture commercial developments. A Principal and Director of Real Estate for two privately owned equity funds: Pacific Coast Capital Advisors and Mountain Capital Group.

Significant Accomplishments:

- **Director of Real Estate Finance & Acquisitions for Mountain Capital Group (MCG), a boutique private equity lender. MCG provided \$225 million of Capital and Mezzanine Loans to real estate developers for projects located primarily in California. MCG and its investors funded the development of more than 7,000 housing units and purchased and leased 70 model homes.**
- **Managed the western US Real Estate portfolio for First Nationwide Bank which comprised 6 billion dollars of commercial real estate loans and real estate owned properties. Managed 65 employees who oversaw third party property management companies on all the bank owned real estate.**
- **Responsible for creating and managing First Nationwide Bank's western region Real Estate Owned (REO) disposition department with a staff of 10 employees; sold over 500 REO properties in a 5-year period.**
- **Developed, managed and was the major construction lender on Crocker Bank's Joint Venture Construction Development program which comprised of funding 3 million square feet of commercial office space in California.**
- **A board director for Harrison Steet Townhomes located in Cherry Creek.**

Education:

MBA from the University of California at Los Angeles

BA from San Jose State University

University of Madrid, Spain- Year abroad studying Advanced Spanish Literature

Consultant to the Nicaraguan government on food distribution systems

BROOKE FERRIS

KENSINGTON, THE DIVIDE, CORDILLERA
970 376 0531
BROOKE@VAIL.NET



I WOULD LIKE TO CONTRIBUTE TO OUR WONDERFUL
CORDILLERA COMMUNITY BY BEING ON THE
CORDILLERA METRO DISTRICT BOARD.

BACKGROUND

CHILDHOOD LIVED IN GREENWHICH & CHICAGO

FROM 10 YEARS OLD ONWARDS LIVED IN BUENOS AIRES, ARGENTINA & CARACAS,
VENEZUELA

I MOVED TO VAIL IN 2002

EDUCATION

LATIN SCHOOL OF CHICAGO – GRADE SCHOOL

FOXCROFT SCHOOL IN MIDDLEBURG, VIRGINIA – HIGH SCHOOL

TRINITY COLLEGE IN HARTFORD CONNECTICUT

LAW STUDIES IN CARACAS VENEZUELA

CURRENT CAREER

I HAVE BEEN A SUCCESSFUL REAL ESTATE BROKER IN THE VAIL VALLEY FOR THE
PAST 21 YEARS.

MY GOALS

THE CURRENT CMD BOARD IS COMPRISED OF EXCELLENT PEOPLE DEDICATED TO
OUR WELL BEING AND THAT OF OUR COMMUNITY.

I DO NOT PROPOSE ANY CHANGES TO THE HARMONIOUS, FINANCIALLY SOUND
PATH THAT THEY ARE ON.

WHAT I WOULD LIKE, IS TO BE EFFECTIVE IN WORKING WITH THE CURRENT 3 CMD MEMBERS AS A WORTHWHILE, CONTRIBUTING FULL TIME CORDILLERA RESIDENT, WITH SUBSTANTIAL EXPERIENCE IN COMMUNITY BOARD LEADERSHIP.

I WOULD BE INSTRUMENTAL IN ENHANCING OUR PROPERTY OWNERS' QUALITY OF LIFE WHICH IN TURN INCREASES OUR REAL ESTATE VALUES !

IN ADDITION.....CONTINUE TO

FOCUS ON FISCAL RESPONSIBILITY

RE-ESTABLISH HARMONY & COOPERATION BETWEEN OUR WONDERFUL CPOA AND CMD BOARDS – WE SHOULD BE ABLE TO WORK TOGETHER WITH THE COMMON GOAL OF DOING WHAT IS BEST FOR THE COMMUNITY

BRING ABOUT A SENSE OF EQUAL REPRESENTATION FOR ALL PROPERTY OWNERS

BE RECEPTIVE TO NEW IDEAS & SUGGESTIONS

IT IS TO OUR BENEFIT TO WELCOME A NEW EXCHANGE OF CREATIVE SUGGESTIONS, FROM A VARIETY OF OUR ACCOMPLISHED NEIGHBORS.

THANK YOU TO OUR PAST AND PRESENT MEMBERS OF THE CMD BOARD FOR YOUR SELFLESS WORK.

I WELCOME TELEPHONE CALLS OR EMAILS WITH YOUR THOUGHTS, SUGGESTIONS, CONCERNS.... WHAT A GREAT LIFE WE HAVE IN BEAUTIFUL CORDILLERA!

THANK YOU,

BROOKE FERRIS



Terence P. Boyle
283 Elk Spring Trail
Edwards, Colorado 81632

PERSONAL BACKGROUND

My wife, Margo, and I have lived in Colorado since 1984 and owned a home in the Vail Valley since 1992. We moved to Cordillera in 2014 and this became our principal residence. One of our daughters, Kelly Larson and her husband, Matt, own property in the Divide. We are all members of Club at Cordillera. I was born in Omaha, Nebraska. I have an accounting degree from Boston College and a JD from Georgetown. I practiced law in Washington DC for a multi-office firm for ten years before moving to Denver. My practice consisted of commercial litigation and corporate transactions. For the last 15 years, my practice has focused almost entirely on estate and tax planning and representing family offices with complicated trust and financial issues. In that capacity, I deal with boards of directors, financial transactions, and complex negotiations on a regular basis.

POSITION STATEMENT

Fiscal Responsibility

By retiring all of the long-term debt, the current Board of Directors has brought back fiscal responsibility to the Board. This step alone created an estimated savings of between \$2000–3000 per property. In addition, the Board has established a verifiable accounting system, which will allow it to properly allocate all costs of operations to the various facilities and operations. The Board should be commended for this because with these tools, the actual management of CMD should be greatly improved and simplified. With these tools available, we need to continue on this path of fiscal responsibility by right-sizing our expenses with the available revenue streams.

Transparency

Once again, I believe we should continue the efforts of the current Board of Directors to provide members of the community with sufficient information to be able to evaluate all key decisions made by the Board of Directors. Members of the community have the right to know the issues confronting the CMD and the proposed solutions. Major expenditures should not be considered and agreed upon in private without input from the community. I believe the current Board is following this course of action of bringing the issues to the community, but, unfortunately, that has not always been the case in the past. I will commit to continuing that approach of transparency.

Respect and Willingness to Work with Others

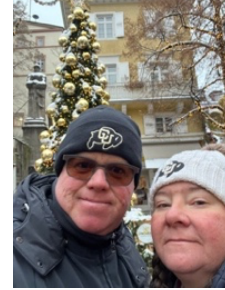
Cordillera is somewhat unique in that it has three separate entities operating within the community: the Club at Cordillera (the Golf Club), the Cordillera Property Owners Association (CPOA) and the Cordillera Metro District (CMD), each of which has separate and distinct operating responsibilities. It is extremely important that the three entities are able to communicate and coordinate activities with each other while maintaining the very distinct and separate responsibilities. Once again, the current Board of CMD has greatly improved the coordination and communication with CPOA. I will pledge to continue those efforts.

Going Forward

If I am elected to the Board of Directors of the CMD, I pledge to use whatever skills I have developed over the many years of practicing law, and running various businesses to continue the very positive approach that has been developed by both Board of Directors of the CPOA and CMD. I believe Cordillera is not only a wonderful place to live, but is in a remarkable position from a governance standpoint, thanks to the efforts of its current Boards and members. I welcome the opportunity to serve the Cordillera community and ask for your support. I invite anyone who has questions to reach out to me directly either by email or phone (402-598-8707). Thank you.



Terence P. Boyle



David Lilja
292 Red Draw
Edwards, CO 81632

Having lived in Colorado for 49 years, since I was 5 years old. I have been spending time in the Vail Valley my entire life and remember when Beaver Creek was a small ski resort with a tennis dome for a lodge and Cordillera wasn't even an idea. My Wife, Sandra and I owned a home in West Vail before moving to Cordillera, and we have watched the growth of the Valley and landscape change. I feel very passionately about preserving the greatness of this valley and specifically Cordillera. This is the reason I am running for the Cordillera Metro District Board of Directors and would **love your vote**.

Currently, I am running an elevator inspection and consulting company that requires me to work with local governments, manage people and be fiscally responsible. One of my many strengths is working and collaborating with people and getting things accomplished. My success in life and in business is based on treating people with respect and being able to see other people's point of view.

Position Statement

Fire mitigation – My top priority will be to ensure that Cordillera is as prepared as possible for the chances and prevention of a wildfire. In 2021, I lost my family home in Louisville, Colorado due to the Marshall Mesa Fire's. While I never thought we could lose our home to a wildfire in an Urban setting, I realize from this experience that ensuring the safety of our community needs to be the top priority. If we lost our homes in a wildfire nothing else matters. We need to be more proactive as a community, with prevention, mitigation, community education and clear and concise evacuation plans and routes. I would like to do even more fire mitigation planning in our area by continuing to work with the Eagle River Fire Protection District and Eagle River Valley Wildland to expand planned fuel breaks to include the Ranch and Summit as was presented at the February 11th, 2022 CMD Board Meeting for the Divide. Working together with all territories will create a safer Cordillera for all residents as there is much more work and planning to be done.

Public Safety – Another top priority is ensuring the safety of our citizens. There are many challenges facing our community, from gate security to better speed controls, stronger enforcement of outside contractors and bicyclist rules. At Cordillera security and safety patrols is one of the many items that sets our community apart and needs to be preserved.

Golf Club Maintaining a strong relationship with the Cordillera Golf Club is a vital part of Cordillera. Having a golf course in our community helps our home values and attracts people to the area, who want to be part of a Golf Course Community. Over the past 10+ years Cordillera and the Club went from one of the most desired attractions in the valley to one that no one wanted to be in the area to again desirable and attractive. We need to continue to make the relationship between CMD and the golf club a priority.

Our current board has done a great job and the CMD staff is amazing and continues to shine, maintaining our roads summer and winter, capital improvements and overall security. I would bring a fresh perspective and would be honored to volunteer and serve the Cordillera Community. It is more important than ever to find ways to work together and improve our governance. I have seen many ups and downs in the Valley and in Cordillera, and want to see our community continue to thrive, and be a top destination where everyone wants to live. I would be honored to represent you, by working for our community with a fresh perspective for the next 4 years.

Thank-You,
David

David Lilja
303-731-7699
mylaborador@yahoo.com



David Bentley
123 Peregrine Drive
(970) 331-5000 (cell)
dcbski@gmail.com

Why I am Running (Again).

Hello,

I'm David Bentley and yes, this is not my first rodeo. Many of you already know me as the recent past president of the CMD but since so many residents are new, at the risk of repeating myself to some, I'll share my background again.

My undergraduate degree is from the Univ. of Florida but facing the draft my "graduate" degree came compliments of the US Air Force where I learned to fly, and which included a year as a combat pilot in Viet Nam. After my return I was hired by American Airlines and had a 33-year career, mostly flying international routes.

I have been living in the Vail Valley since the 1970's and moved to Cordillera in 2006 when my wife Tracey was 8 months pregnant with our first child (we had our 'empty nest years' early). I had just retired as a B-777 Captain, and we were looking for relief from the road noise that is so pervasive in this Valley. We bought our home on Peregrine that was easy walking distance to the Trailhead for our son as he grew up.

In 2010 I was asked to join the Cordillera Transition Corporation (CTC) that was formed in an attempt to buy the Cordillera Golf Club to make it into a member-owned facility. The Club was in financial trouble and eventually went into bankruptcy, accompanied by the usual lawsuits in such matters. When the CTC was sued, we were basically out of business so I resigned and ran for the CPOA, feeling certain that the lawsuits would be eventually settled and that Cordillera, as wonderful as it was, would have to rebuild its reputation. I thought it would be a lot more exciting than lawsuit defense. I was elected in 2012 and eventually became President. The suits were settled and the CPOA acquired the ACC, the Trailhead, and the Short Course (and the operating expenses that went with them). However, those amenities were now available to all residents, not just Club members. Little known fact: I talked Bart Sigler and Joe Helminski who were the staffers in charge of recreation (and highly skeptical) into buying a \$600 portable pickleball set-up to be placed on one of our rarely used tennis courts at the ACC. It was an inexpensive gamble that obviously worked as we now have a large, very active player group and a state of the art \$600k facility.

The most significant accomplishment of the CPOA at the time was a complete re-write of our by-laws which still had language favoring the long departed developer and didn't comply with current laws, standards or actual conditions of Cordillera. My term ended in 2015 but the next year I ran for the CMD board to fill an unexpired term of a resigned board member. I was on the CMD board until the next election in 2018. That year there were 9 candidates in a very contentious election because another litigation situation was on our doorstep. The Lodge at Cordillera had been sold to a group headed by Noah Nordheimer who intended to convert the hotel into a very high-end drug rehab facility. Many residents were upset both at the planned usage which was thought to not be allowed under the Planned Unit Development (PUD) document filed with Eagle County, and also at the loss of access to the hotel and all of its amenities. A group called the Committee to Preserve our Access to the Lodge (CPCAL) was formed intending to privately litigate the matter. Terry Boyle, who is running in this CMD election, was an unpaid advisor to the group and his law firm held the funds in escrow that were raised for legal expenses.

That litigation was referred to as the Benson lawsuit and did not involve the CMD. However, a slate was formed for the 2018 CMD election that consisted of Terry Boyle, Greg Murphy (husband of current CPOA board member Melissa Murphy) and Cheryl Foley. The slate ran on a joint platform and was strongly supported by the CPCAL group who had sought financial support from the CPOA/CMD for the Benson lawsuit previously and had been turned down. Having already been through the pain of litigation and seeing its terrible effect on the spirit of Cordillera residents not to mention the damage to our real estate market, I campaigned hard on two points: let's negotiate, not litigate the Lodge issue, and that a 'slate' of three candidates with the same viewpoint would have majority control for four years. My view was that independent board members would provide more diversity of thought and would make for a more representative and balanced board. I won that election by only three votes over Cheryl Foley, followed by Gene McGuire. Like our most recent election last May, the new board had to immediately appoint a replacement of a resigned board member. We chose John Van Deusen as he was the next highest in the voting. Gene and John were independents, not supported by any group. I was elected President and Cheryl was elected Treasurer, positions we held until my term was up last May.

So, why *am* I running (again)?

Let me first make this clear. Despite our differences over the many years that I have known and worked with Cheryl Foley, I hold her in the highest regard and fully recognize how significant her contributions have been to the fabric of Cordillera. From what I can see Cheryl is doing a terrific job as Board President, as expected. During our term together (2018-2022) while often in the minority Cheryl was both consistent and persistent and as a result was a very effective board member. She was responsible for cleaning up our financial reporting and was adamant that we set enough funds aside in our annual budgets to keep our 20-year reserve fund on track. If elected, I would strongly support her continued leadership.

I believe that good governance of Cordillera requires that the CPOA and the CMD Boards meet together at least once a year during the fall budget planning. All the wonderful services that are provided to our residents, from the Post Office to snowplowing, are paid for by our residents through either dues (CPOA) or taxes (CMD). The two boards should collaborate on how this total funding of the community is split between the two. We have our distinct and different roles and areas of responsibilities but there is enough room under the law to shift expenses around in the most efficient and effective way that benefits the entire Cordillera community.

I believe that we need to have better relationships with the Golf Club, the APN Lodge and of course, the CPOA. With all three organizations there are areas ripe for collaboration and cooperation. One area in particular that would benefit from joint involvement is marketing and advertising that reflects the natural beauty of Cordillera.

I believe that we should resume the ski shuttle that ended with Covid. The CMD's Service Plan filed many years ago with Eagle County inadvertently left out transportation as a permissible activity. However, the CMD is allowed to participate in funding marketing. In the joint budget meetings for 2019, the CPOA said they were reluctant to support the shuttle. They were tentatively willing to have it operate but were not willing to fund it. The CMD said they would, in effect, pay the \$50k cost of the shuttle by discounting that amount from the annual Services Agreement cost for the CPOA and allocated the expense from our side to marketing. The shuttle was a success, not so much for ridership (although more than expected) but for the marketing value of having the bus covered with the Cordillera logos going around the area that showed a visible connection to the world class resort of Vail. Realtors loved it as a selling tool to add to our many amenities.

I believe that in consideration of the above that we should amend the CMD's Service Plan with Eagle County to allow the provision of transportation, not only for the ski shuttle but also a summer seasonal evening shuttle to the restaurants in Edwards if financially feasible.

I believe in the prudence of a 20-year reserve study and adhering to its long range planning. The current reserve study, done in 2019, required us to allocate around \$1.4MM each year which Cheryl Foley persuaded the Board

to include in our annual budgets. She also insisted on a floor of \$500k at all times in the reserve fund. My understanding is that a renewed reserve study is in progress. I support continuing the philosophy of Cheryl's approach.

I believe we should look at the possibility of collaborating with the CPOA, the Golf Club, and the APN Lodge on possible solutions to chronic employee housing issues. Any solution would have to be a private/public joint venture that utilizes Club or CMD owned land that is not visible to any of our residents and cannot be funded by the CMD. I believe restrictions to lease only to those who work inside the gates of Cordillera is legally feasible. The Town of Vail, for example, has similar restrictions in place.

I believe the CMD needs its own by-laws for good governance. While most situations are covered by Colorado's Special District Act, by-laws would improve good governance in Cordillera by, for example, expanding ethics guidelines, defining board officer election schedules, and formalizing the processes for replacing a resigned board member. In reality, this is my one and only criticism of the current Board's activities since my term ended last May. The CMD publicly announced very good selection criteria to replace a resigned member but ended up bypassing two qualified and willing candidates, Cindy Moran and Brooke Ferris who had finished next in the previous month's election, to select Rob Meyers, who was not a candidate, thereby rejecting and ignoring the votes of the electorate. Rob Meyers and Bob Donovan are fine choices, but I believe that the voice of the voters that was expressed in the election should have been a higher priority. To his credit, Director Harry Jasper alone advanced Cindy Moran's name but was outvoted by Directors Richard Saxby, Cheryl Foley, and Dan Roberts.

I believe the failure of the CPOA to pay their fair share of Public Safety is deplorable. If budget cuts became inevitable as a result, I would vote to find savings elsewhere, but I would never vote to reduce or outsource Public Safety. If a bear breaks into my garage I would prefer to have a Public Safety person at my house in five minutes rather than someone coming from Eagle.

I believe that good governance allows and encourages a diversity of opinions when deliberating community matters. Cheryl, Richard, and Harry are good stewards of the Metro District and will remain in the majority for years. However, I trust that they will listen to ideas and suggestions from me or any other candidate that is elected or I wouldn't be running.

So why am I running, *really*?

Simply because I love Cordillera and enjoy being involved in our governance. I think the world of our staff. I have great neighbors! I love playing the Short Course with my family and walking to the Trailhead pool in the summer. While the housing boom is not likely to last, it has brought so many new owners that bring a fresh outlook to Cordillera. Two of our current candidates have only been here a relatively short time and their willingness to dive into a board election is very encouraging. Their perspective is from the 'here and now' and not the past. The bonds are paid in full and after watching Trevor manage our resources, I am confident we are on a stable path forward. The CPOA has made a great hire in Crystal Wilson and now with the new Short Course Superintendent, Scott Todd. Did I mention we have great neighbors on Peregrine? Like the Farmers Insurance ad says, "I know a lot because I've seen a lot". Cordillera has given me and my family wonderful times in the last 17 years and I have been grateful for the opportunities to serve in the past and would be honored to serve again. That is why I am running.

Kind regards,

David Bentley