

CORDILLERA PROPERTY OWNERS ASSOCIATION
MINUTES
REGULAR MEETING
Monday, 15 September 2008
ADMINISTRATION BUILDING
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Regular Meeting of the Board of Directors of the Cordillera Property Owners Association (CPOA) was called and held on Monday, 15 September 2008, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present: Elise Micati, President
Rick Smith, Vice President
Glenn Bourland, Vice President
Frederick C.C. Boyd, Secretary
Roger Magid, Treasurer

ALSO PRESENT CMD Board Members: Nancy Alexander, Lois Bruce, Nanette Kuich, Ellen Mitchell, and Ken Ulickey.

Alan Pogue, Legal Counsel; Erin Buckley, Executive Assistant; Dell Ann Claypool, Marketing Manager; Dale Corporon, Community Operations Director; Bob Egizi, Public Safety Director; Jon Erickson, Finance Manager; Jeff Hartman, Design Review Coordinator; Bart Sigler, Business Enterprise Director; Bob Trautz, Financial Consultant, and Joe Wilson, General Manager.

CALL TO ORDER Director Micati called to order the Regular Meeting of the Cordillera Property Owners Association at 8:41 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Director Micati noted for the record a quorum was present for the purpose of doing the business of Cordillera Property Owners Association.

DISCLOSURE MATTERS

No conflicts of interest were noted.

APPROVAL OF AGENDA

Director Boyd requested Outstanding Fees/Fines be added to the agenda.

Upon motion duly made and seconded, the Board unanimously

Approved the agenda, with requested change.

SWEARING IN OF ELECTED DIRECTORS

Director Glenn Bourland, Director Frederick C.C. Boyd, and Director Roger Magid signed oaths of office stating they will “faithfully support the Constitution of the United States and of the State of Colorado, and the laws made pursuant thereto, and will faithfully perform the duties of the office of Director of the Cordillera Property Owners Association.”

APPROVAL OF MINUTES

18 August 2008 Regular Meeting Minutes

The minutes of the meeting were previously distributed. Director Micati requested a change to the 18 August 2008 CPOA Minutes. All administrative comments regarding the minutes should be directed to Ms. Erin Buckley, Executive Assistant. Director Boyd moved to approve the minutes of the 18 August regular meeting. Seconded by Director Bourland.

Upon motion duly made and seconded, the Board unanimously

Approved the minutes of the 18 August Regular Meeting, as amended.

PUBLIC INPUT

No public input items to discuss.

CPOA & CMD ACTION ITEMS

2008 Budget Adjustments

Staff presented suggestions for 2008 budget adjustments. Previously, Staff identified an estimated combined shortfall for 2008 of \$166,123. To address this shortfall, Staff adjusted the 2008 projected actual, identifying \$193,800 in savings.

Draft 2009 CPOA/CMD Budget

Staff presented the initial draft 2009 budgets for CPOA/CMD.

A special budget review meeting will be scheduled prior to the October Board Meeting. A public budget hearing will be held in conjunction with the October Board Meeting.

The Boards agreed to hold the special budget meeting on Monday, 6 October 2008 at 9:00 a.m.

Schedule for Winter Season & Holiday Update

Staff presented a schedule of Board activities for the months of October, November, and December 2008 and suggested dates for the Annual Holiday Update.

The Boards requested the Annual Holiday Update be held on Tuesday, 30 December at 4:00 p.m.

CPOA ACTION ITEMS

DRB Resolution No. 6: Designated Smoking Areas

Staff requested the Board endorse DRB Resolution No. 6, a resolution that requires a designated smoking area with flame resistant container on all construction sites under Cordillera DRB oversight. The resolution also requires the policing of smoking related materials from the site and adjacent areas to the site.

Resolution Endorsing Design Review Board (DRB) Resolution No. 6, Series of 2008.

A resolution to endorse DRB Resolution No. 6 Series of 2008.

Upon motion duly made and seconded, the Board unanimously

Endorsed DRB Resolution No. 6, Series of 2008.

2009 Healthy Forest Recommendations

Staff presented recommendations for the 2009 Healthy Forest Program. Staff recommended 1) planning several small projects, 2) focus on locations that directly benefit fire protection for homes and roads, 3) isolate large pieces of open space, 4) keep the project manager position to run the Mandatory Wildfire Mitigation program, and 5) wait until January 2009 to determine the scope of the 2009 program. The 2009 program would then be communicated to property owners in Spring 2009.

Vail Club Agreement with Paramonte

Staff presented a copy of the final draft agreement between the Cordillera Vail Club, the CPOA, and Paramonte Development. Staff indicated Paramonte has signed off on the agreement and the Cordillera Vail Club Advisory Committee supports the agreement.

Resolution Approving Special Membership Sales Agreement for the Paramonte Development with the Cordillera Vail Club and Cordillera Property Owners Association

Director Smith moved to approve a special membership sales agreement for the Paramonte Development with the Cordillera Vail Club and Cordillera Property Owners Association. Seconded by Director Boyd.

Upon motion duly made and seconded, the Board unanimously

Approved a special membership sales agreement for the Paramonte Development with the Cordillera Vail Club and Cordillera Property Owners Association.

Waiver to Governance Guidelines

Pursuant to CPOA Governance Guidelines, Section XIII, Code of Conduct, Advisory Opinions and Waivers, the CPOA Board passed a resolution on Tuesday, 2 September 2008 to grant Director Bourland and Director Boyd a waiver regarding concurrent service on multiple Cordillera Boards.

The current guideline states:

To ensure open and transparent governance, and to minimize the potential for conflicts of interest, it is the policy of the Board that no Board Director shall serve, concurrently with said Director's service on the Board, on the Boards of Directors of the following Cordillera entities:

1. Cordillera Metropolitan District
2. Cordillera Valley Club Metropolitan District
3. Cordillera Valley Club Property Owners Association
4. Club at Cordillera
5. New Club Board

This waiver will be in effect until the next election of the New Club Board (a community Board which both are currently serving as directors).

Wildlife Management

The Board indicated the importance of the community understanding the long term effects overpopulation of the resident elk herd will have on the health of the herd and the forest. The Board requested Staff continue to educate the community through the *Cordillera Connection*, special community meetings, and the Annual Holiday Update regarding the importance of wildlife management. The Board also requested Staff have a Wildlife Management Program drafted by Spring 2009.

ADMINISTRATIVE/LEGAL UPDATES

Mr. Joe Wilson, General Manager, presented the monthly General Manager's report.

Executive Session

Pursuant to a motion duly made, seconded, and unanimously passed, the Board convened an Executive Session pursuant to Section 24-26-402(4)(b), C.R.S., for conferences with the attorney for the Cordillera Property Owners Association for the purposes of receiving legal advice on specific legal questions.

It is 15 September 2008 and the time is 11:59 a.m. For the record, I am the presiding officer, Elise Micati. As required by Open Meeting Law, this Executive Session is recorded pursuant to C.R.S.

Also present at this Executive Session are the following persons: Nancy Alexander, Glenn Bourland, Frederick C.C. Boyd, Lois Bruce, Nannette Kuich, Roger Magid, Ellen Mitchell, Rick Smith, Ken Ulickey, Joe Wilson, and Alan Pogue.

This is an Executive Session for the following purpose: For the purpose of discussing specific legal matters under Section 24-6-502(4)(b), C.R.S.

The time is now 12:36 p.m. and the Executive Session is concluded. The participants in the Executive Session were: Nancy Alexander, Glenn Bourland, Frederick C.C. Boyd, Lois Bruce, Nannette Kuich, Roger Magid, Elise Micati, Ellen Mitchell, Rick Smith, Ken Ulickey, Joe Wilson, and Alan Pogue.

No decisions or actions were taken in the Executive Session.

For the record, if any person participating in the Executive Session believes any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session, or any improper action occurred during the Executive Session in violation of Open Meeting Law, I ask you state your concerns for the record.

Outstanding Fees and Fines

Resolution Approving Staff Prepare and Send Notice to Inform Property Owners of Outstanding Fines, Obligations, Late Fees, etc. and to Executive Penalties/liens if not Reconciled Within 30 days of Notice

Director Boyd moved to approve staff preparing and sending notices to inform property owners of outstanding fines, obligation, late fees, etc. and to execute penalties/liens if not reconciled within 30 days of notice. Seconded by Bourland.

Upon motion duly made and seconded, the Board unanimously

Approved staff preparing and sending notices to inform property owners of outstanding fines, obligation, late fees, etc. and to execute penalties if not reconciled within 30 days of notice.

Contribution to CPOA FBO (For the Benefit Of) Salvador Garcia Fund

Director Magid moved to approve a contribution of \$2,000 to the CPOA FBO Salvador Garcia Fund. Seconded by Director Boyd.

Resolution Approving Contribution of \$2,000.00 to the CPOA FBO Salvador Garcia Fund

Director Smith moved to amend the contribution amount to \$5,000 to the CPOA FBO Salvador Garcia Fund. Seconded by Director Boyd.

Upon motion duly made and seconded, the Board unanimously

Approved contributing \$5,000.00 to the CPOA FBO Salvador Garcia Fund.

ADJOURNMENT

There being no further information to come before the Board, the meeting was adjourned.

Upon motion duly made and seconded, the Board unanimously agreed to

Adjourn the meeting of the Cordillera Property Owners Association Board of Directors at 12:42 p.m. on Monday, 15 September 2008.

Respectfully submitted,

Erin Buckley
Executive Assistant