

CORDILLERA PROPERTY OWNERS ASSOCIATION  
MINUTES  
REGULAR MEETING  
Monday, 16 February 2009  
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, 16 February 2009, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Elise Micati, President  
Rick Smith, Vice President  
Glenn Bourland, Vice President  
Rick 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, Director of Community Operations; Bob Egizi, Director of Public Safety; Jon Erickson, Finance Manager; Jeff Hartman, Design Review Coordinator; Bart Sigler, Director of Business Enterprises, and Joe Wilson, General Manager.

Others present: Mr. Chad Cremonese, Property Manager, Kensington Green and Mr. Eric Monson, Cordillera Property Owner.

**CALL TO ORDER** Director Micati called to order the Regular Meeting of the Cordillera Property Owners Association at 8:33 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**

Upon motion duly made and seconded, the Board unanimously  
**Approved** the agenda, as written.

## **APPROVAL OF MINUTES**

### **19 January 2009 Regular Meeting Minutes**

The minutes of the meeting were previously distributed. Director Magid requested a change to the 19 January 2009 CPOA Minutes. All administrative comments regarding the minutes should be directed to Ms. Erin Buckley, Executive Assistant. Director Smith moved to approve the minutes of the 19 January 2009 regular meeting. Seconded by Director Micati.

Upon motion duly made and seconded, the Board unanimously

**Approved** the minutes of the 19 January 2009 Regular Meeting, as amended.

## **PUBLIC INPUT**

Mr. Eric Monson addressed the Board regarding damage to L1, Cordillera Filing #10. Mr. Monson indicated Cordillera is liable for damage caused to the aforementioned property on two (2) occasions; 1) Mr. Monson indicated damage was done when Cordillera accessed the property to log and remove beetle killed lodge-pole pines on a property located behind L1, Cordillera Filing #10 and 2) Mr. Monson indicated damage was done when a Cordillera snowplow truck (i.e. loader) drove off Fenno Drive onto the property.

The Board requested Staff walk the property with Mr. Monson and establish a plan to repair damages.

## **CPOA ACTION ITEMS**

### **Cordillera Vail Club Advisory Committee Member Resignation/Appointment**

Staff indicated Ms. Patti Brave has resigned her Cordillera Vail Club Membership and therefore her position on the Vail Club Advisory Committee. Mr. Richard Freyberg, a Vail Club Member and Cordillera Property Owner, volunteered to fill the open position. The Vail Club Advisory Committee recommends Mr. Freyberg replace Ms. Brave on the Committee.

### **Resolution Approving Appointment of Mr. Richard Freyberg as Member of the Cordillera Vail Club Advisory Committee**

Director Smith moved to approve the appointment of Mr. Richard Freyberg as Member of the Cordillera Vail Club Advisory Committee. Seconded by Director Boyd.

Upon motion duly made and seconded, the Board unanimously

**Approved** the appointment of Mr. Richard Freyberg as Member of the Cordillera Vail Club Advisory Committee.

### **Cordillera Vail Club Lease Negotiation**

Staff addressed the Board regarding the status of the Cordillera Vail Club lease negotiations. Staff met with Mr. Rick Mueller, President, Remonov and Company, Inc. (landlord) to discuss firming up the lease in 5-year increments out to 25 years. Final negotiations pending the receipt of a counter proposal from the landlord. Staff expects to receive proposal by the next Board Meeting.

### **Cordillera Vail Club Expenditure Analysis**

Staff presented an analysis of the Cordillera Vail Club expenditures to articulate the number of members the Club needs to operate in a financially prudent manner. The financial analysis listed operating costs on an annual basis and compared three (3) scenarios using 1) current operating costs, 2) minimal operating costs, and 3) median operating costs.

Staff indicated the Vail Club requires 200 members to operate the Club under current standards (presuming \$90K in new membership fees without going into its reserve fund). Currently, the Vail Club has 180 dues paying members.

The Board requested Staff work on various models/options to facilitate more memberships and present to the Board.

### **Marketing Update – Marketing Committee**

At the January Board Meeting, the Board requested Staff bring recommendations to the Board on the future disposition of the Marketing Committee.

Staff recommended the Marketing Committee no longer meet on a monthly basis; but, be used on an as-needed basis, similar to the function of the Long Range Financial Planning Committee and Recreation Committee. Staff indicated in lieu of monthly Committee meetings, the Marketing Manager meets on a regular basis with the Cordillera Valley Club, the Lodge & Spa at Cordillera, and the CPOA/CMD General Manager to discuss marketing efforts.

### **Resolution Approving Change in Function of Marketing Committee to As-Needed Basis**

Director Boyd moved to approve the change in function of the Marketing Committee to an as-needed basis. Seconded by Director Magid.

Upon motion duly made and seconded, the Board unanimously

**Approved** the change in function of the Marketing Committee to an as-needed basis.

The Board directed Director Boyd's classification change from Committee Member to CPOA Liaison.

### **Marketing Update – Marketing Budget**

Staff indicated the Cordillera Vision Brochure was budgeted in 2008. The design and layout was completed and billed in 2008, but the printing/delivery of the brochures did not occur until 2009, which requires the cost be allocated to the 2009 budget.

Staff requested \$23,540 for the printing of the Vision Brochure be rolled over in the Marketing Collateral line item from the 2008 budget to the 2009 budget.

The Board directed the funds be rolled over to the 2009 budget.

### **Healthy Forest Program**

Staff presented a 2009 Healthy Forest Program budget with "A" and "B" priorities. Priority "A" items represent items essential to support the Program at a basic level, to include Wildfire Mitigation, Wildlife Management, and the spraying and removing of trees affected by the Mountain Pine Beetle, totaling \$110,000.

CPOA and CMD agreed to cost share priority "A" items - \$55,000 each.

### **Wildfire Mitigation Rules and Regulations**

Staff indicated 34 properties in Cordillera remain unresponsive to communications regarding 2007 or 2008 wildfire mitigation requirements. Staff recommended some sort of penalty or fine be used to encourage property owners to complete their work.

The Board requested Staff propose a schedule of penalties and present at the March Board Meeting.

## **CMD/CPOA ACTION ITEMS**

### **Cordillera Wildlife Management Program**

In 2008, the Boards authorized Staff to prepare a DRAFT Wildlife Management Plan. Staff presented the DRAFT, endorsed by the Healthy Forest Committee and the Colorado Division of Wildlife (CDOW), to the Boards. The plan indicated the elk population in and around Cordillera has grown unabated to the point it will soon negatively impact the health of the herd as well as the local fauna. According to CDOW, hunting is the only reasonable tool to affect the population.

The Boards requested Staff proceed with educating the public and soliciting feedback through the *Cordillera Connection* and Public Input Session(s).

### **Ambulance District Update**

Legal Counsel addressed the Boards regarding Ambulance District inclusion/exclusion. Legal Counsel indicated the County Attorney met with both Ambulance District managers. To date, there is no discernable resolution to achieve appropriate boundary adjustments.

The Boards requested Staff communicate the issue with the editors of local papers and continue efforts to obtain remaining 44 inclusion/exclusion petitions from Property Owners.

## **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 3.15 of the By-Laws of Cordillera Property Owners Association, Inc., for conferences with the attorney for the Cordillera Property Owners Association for the purposes of receiving legal advice on specific legal questions.

It is 16 February 2009 and the time is 12:27 p.m. For the record, I am the presiding officer, Elise Micati. This Executive Session is recorded.

Also present at this Executive Session are the following persons: Nancy Alexander, Glenn Bourland, Rick 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 with legal counsel to the CPOA.

The time is now 12:45 p.m. and the Executive Session is concluded. The participants in the Executive Session were: Nancy Alexander, Glenn Bourland, Rick 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, I ask you state your concerns for the record.

No objections were stated.

**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 12:45 a.m. on Monday, 19 January 2009.

Respectfully submitted,

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Erin Buckley  
Executive Assistant