

CORDILLERA METROPOLITAN DISTRICT
MINUTES
REGULAR MEETING
Tuesday, 16 June 2009
ADMINISTRATION BUILDING
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Regular Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held on Tuesday, 16 June 2009, in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present: Ellen Mitchell, President
Nanette Kuich, Vice President
Lois Bruce, Secretary
Nancy Alexander, Assistant Secretary
Ken Ulickey, Treasurer

ALSO PRESENT

CPOA Board Members: Glenn Bourland, Rick Boyd, Roger Magid, and Rick Smith.

Alan Pogue, Legal Counsel; Erin Buckley, Executive Coordinator; 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; and Joe Wilson, General Manager.

Others present: Ms. Vanessa Lyons, Cordillera Property Owner, and Mr. Rick Pirog, President, Cordillera Valley Club Metro District.

CALL TO ORDER

Director Mitchell called to order the Regular Meeting of the Cordillera Metropolitan District at 8:34 a.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Director Mitchell noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

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 CONSENT AGENDA ITEMS

Ratification of May 2009 Payables

Director Alexander moved to ratify the May 2009 payables. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board unanimously

Agreed to ratify the May 2009 Payables.

APPROVAL OF MINUTES

18 May 2009 Regular Meeting Minutes

The minutes of the meeting were previously distributed. All administrative comments regarding the minutes should be directed to Ms. Erin Buckley, Executive Coordinator. Director Kuich moved to approve the minutes of the 18 May 2009 regular meeting. Seconded by Director Alexander.

Upon motion duly made and seconded, the Board unanimously

Approved the minutes of the 18 May 2009 Regular Meeting, as written.

APPROVAL OF MINUTES

2 June 2009 Strategy Review Session Meeting Minutes

The minutes of the meeting were previously distributed. All administrative comments regarding the minutes should be directed to Ms. Erin Buckley, Executive Coordinator. Director Alexander moved to approve the minutes of the 2 June 2009 Strategy Review Session meeting. Seconded by Director Kuich.

Upon motion duly made and seconded, the Board unanimously

Approved the minutes of the 2 June 2009 Strategy Review Session meeting, as written.

APPROVAL OF MINUTES

9 June 2009 Long Range Financial Planning Session Meeting Minutes

The minutes of the meeting were previously distributed. All administrative comments regarding the minutes should be directed to Ms. Erin Buckley, Executive Coordinator. Director Kuich moved to approve the minutes of the 9 June 2009 Long Range Financial Planning Session meeting. Seconded by Director Ulickey.

Upon motion duly made and seconded, the Board unanimously

Approved the minutes of the 9 June 2009 Long Range Financial Planning Session meeting, as written.

PUBLIC INPUT

Wildfire and Healthy Forest Advisory Committee Meeting Update

Ms. Ellen Mitchell presented the Wildfire and Healthy Forest Advisory Committee update to the Board. Ms. Mitchell summarized the Wildfire and Healthy Forest Advisory Committee's mission, goals, accomplishments for the past year, current environment/issues, and actions/objectives for the 2009 season.

Real Estate Update

Mr. Rick Pirog, President, Cordillera Valley Club Metro District, presented a Vail Valley Real Estate Market Update to the Boards. Mr. Pirog presented a graph providing data showing a market analysis from 1987 through 2008, including 2009 projections. Mr. Pirog also presented a breakdown by price

point of residential transactions in Eagle County; along with summarizing five (5) main reasons brokers speculate real estate values will not fall much further.

CPOA/CMD ACTION ITEMS

Home Site Work Stoppage Status

Staff indicated per the Cordillera Construction Rules and Regulations, a residence needs to be substantially complete within 12 months of start of construction and receive a Temporary Certificate of Occupancy (TCO). All work must “be fully and finally complete, including all required landscaping, within 18 months after commencement...” Article XI of the Regulations specifically addresses the enforcement of such structures in violation of the regulations. “Upon written request from the Board, or the Declarant, Owners shall, at their own cost and expense, remove such structure or improvement and restore the land to substantially the same condition as existed prior to the nonconforming work.” Staff indicated currently, there are five (5) construction job sites that have stopped all work and exceed the regulated time frame.

The Boards requested Staff accelerate the cleanup of the abandoned structures and requested the Design Review Board (DRB) revisit the compliance deposit and protocol for removal/clean up of abandoned structures.

2009 Summary of Newly Enacted Legislation

Legal Counsel presented a memorandum summarizing certain bills enacted into law by the First Regular Session of the 67th General Assembly that may impact, either directly or indirectly, the Cordillera Property Owners Association and/or Cordillera Metropolitan District. Legal Counsel addressed bills regarding Special Districts, Elections, Taxation, Wildfires, Public Officials, Homeowner Associations, and Employees.

CMD ACTION ITEMS

Accountability Requirements for Special Districts

Legal Counsel presented a memorandum summarizing Colorado Senate Bill 09-087, which was enacted into law by the First Regular Session of the 67th General Assembly. The new law increases accountability requirements for special districts under Title 32 and shall take effect 1 September 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 Metropolitan District for the purposes of receiving legal advice on specific legal questions.

It is 16 June 2009 and the time is 10:44 a.m. For the record, I am the presiding officer, Ellen Mitchell. As required by Open Meeting Law, this Executive Session is recorded pursuant to the requirements of the Colorado Open Meetings Law.

Also present at this Executive Session are the following persons: Nancy Alexander, Glenn Bourland, Lois Bruce, Nanette Kuich, Roger Magid, 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 11:21 a.m. and the Executive Session is concluded. The participants in the Executive Session were: Nancy Alexander, Glenn Bourland, Rick Boyd, Lois Bruce, Nanette Kuich, Roger Magid, 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 the Open Meetings Law, 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 Metropolitan District Board of Directors at 11:47 a.m. on Tuesday, 16 June 2009.

Respectfully submitted,

Erin Buckley
Executive Coordinator