

CORDILLERA PROPERTY OWNERS ASSOCIATION  
MINUTES  
REGULAR MEETING  
Monday, 18 August 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, 18 August 2008, in accordance with the applicable statutes of the State of Colorado.

**ATTENDANCE**

Present: Dan Sweeney, President  
Paul Krasnow, Vice President  
Elise Micati, Vice President  
Rick Smith, Vice President  
Roger Magid, Treasurer/Secretary (*via teleconference 8:30 a.m. to 11:56 a.m.*)

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

Alan Pogue, Legal Counsel; Erin Buckley, Executive Assistant; Dell Ann Claypool, Marketing Manager; Jon Erickson, Finance Manager; Bob Egizi, Public Safety Director; Steve Thompson, Financial Consultant, and Joe Wilson, General Manager.

Others present: Mr. Bruce Smathers, Cordillera Property Owner

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

**DECLARATION OF QUORUM/DIRECTOR QUALIFICATION**

Director Sweeney 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**

Minutes of the Regular Meeting of the Cordillera Property Owners Association held Monday, 18 August 2008

## **21 July 2008 Regular Meeting Minutes**

The minutes of the meeting were previously distributed. Director Micati requested a change to the 21 July 2008 CPOA Minutes. All administrative comments regarding the minutes should be directed to Ms. Erin Buckley, Executive Assistant. Director Krasnow moved to approve the minutes of the 21 July regular meeting. Seconded by Director Smith.

Upon motion duly made and seconded, the Board unanimously  
**Approved** the minutes of the 21 July Regular Meeting, as amended.

## **PUBLIC INPUT**

No public input items to discuss.

## **CPOA ACTION ITEMS**

### **CPOA Annual Meeting Agenda**

Director Sweeney presented the agenda for the CPOA Annual Meeting to be held Monday, 25 August 2008. The agenda covers Special Interest Items, CPOA Program Updates, Recognition of Outgoing Board Members, Announcement of Election Results, and an Open Forum where property owners are invited to share concerns, comments and suggestions.

### **Healthy Forest Resolutions**

Staff addressed the Board regarding Cordillera Resolutions for Mandatory Wildfire Mitigation and Mandatory Pine Beetle Mitigation. Staff recommended merging the two documents and revising.

Staff indicated the documents state property owners must remove trees infested with the pine beetle; however, the documents do not address 1) lodgepole pine that have been infested by the pine beetle but are no longer infested yet dead or dying, and 2) trees specified as fire hazards by the Healthy Forest Committee.

Staff indicated the documents also state all Cordillera property owners owning parcels less than three acres with lodgepole pine trees on their property will be required to spray annually all trees 5" in diameter and owners of parcels greater than three acres will be required to spray up to a distance of 210 feet from all structures located on the property; however, Staff recommended spraying not be required but encouraged, as spraying is not always effective.

Staff recommended penalties for failure to implement wildfire mitigation mirror Town of Vail codes allowing for CPOA to cut on private property and charge double if the property owner does not comply.

The Board indicated penalties for failure to implement wildfire mitigation include admin costs for the extensive work added to Staff having to mitigate for property owners.

The Board requested Staff present a final resolution considering all feedback from the Board and work with Legal Counsel to clarify wording.

## **CPOA & CMD ACTION ITEMS**

### **2008 Budget Adjustments**

Staff indicated the current RETA revenue projection for 2008 is \$1,500,000 versus the original budget of \$2,000,000. In light of this revised budget projection, Staff presented suggestions for 2008 budget adjustments to the Boards with budget reductions in the amount of \$343,000.

The Boards requested Staff 1) adjust the 2008 Budget as suggested, 2) find another \$157,000 in budget reductions, and 3) prepare the 2009 budget with conservative RETA revenue numbers.

### **Town Center Planning Working Group Update**

Staff indicated the Town Center Planning Working Group met on Monday, 11 August to discuss the results of the Cordillera Town Center Survey sent out to all property owners via email on Thursday, 24 July. Staff presented the results of the survey and recommendations from the Working Group to the Boards.

### **Employee Housing**

Staff presented a proposal for a joint venture in employee housing by the Atlas Group, Isom and Associates, Cordillera Metro District, and the Cordillera Property Owners Association. Staff also presented a meeting summary from the High Country Human Resource Association (HCHRA) Housing Forum held on Thursday, 14 August 2008.

The Boards indicated employee housing is an important issue in the Valley and asked Staff to research the need within the Cordillera community (Metro, Club, and Lodge) and associated costs.

### **ADMINISTRATIVE/LEGAL UPDATES**

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

#### **Administration**

**Action Items.** CPOA/CMD Action Items from 21 July 2008 Board Meeting were reviewed.

**New Property Owners Orientation.** New Property Owners Orientation scheduled for Tuesday, 19 August in the Cordillera Administration Building at 9:00 a.m. Notification in August *Cordillera Connection*, Friday *Flash*, poster at Post Office, gate houses, and Admin Building. Reminder calls to all new property owners (purchases since October 2007) with available phone numbers. Next Property Owners Orientation scheduled for Tuesday, 16 December.

**Town Hall Discussion.** Town Hall Open Discussion was held Wednesday, 6 August 2008 in the Squaw Creek Cafe. Topics Included Town Center Planning, Speed/Safety Issues, RETA Revenues, and Weed Control.

**CPOA Annual Meeting and Election.** CPOA Annual Meeting and Election scheduled for Monday, 25 August in the Lodge & Spa at Cordillera Summit Ballroom. Notification in August *Cordillera Connection*, Flashes, flyers, and posters. Election ballots being received by Admin Staff daily. Ballot count will take place on Friday, 22 August at 5:00 p.m. On Monday, 25 August after "last call" is made by meeting facilitator, ballots will be counted by two (2) Admin Staff (one to read and one to tally) and added to total. Once total is validated, announcement is made at the end of the meeting.

**Vail Daily Articles.** The following Vail Daily articles were presented to the Board.

- Economic 'Perfect Storm' Hitting Tourism – Thursday, 24 July

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- Group: Forest Plan Backfired – Thursday, 24 July
- State Targets Wildfires – Thursday, 24 July
- Runyon Got Interchange, Worked For More Housing – Tuesday, 29 July
- Gustafson Lifted Up Airport, Defended Water – Wednesday, 30 July
- Cleaning Up the Eagle River – Wednesday, 30 July
- Highway 6 Fix Starts Next Week – Thursday, 31 July
- Edwards, the ‘Town That Isn’t A Town’ – Friday, 1 August
- Real Estate Busy in June – Tuesday, 5 August
- Letters to the Editor – Is Eagle River Station Worth the Risk? – Wednesday, 6 August
- Vail Considers Home Loans For Its Workers – Wednesday, 6 August
- Work Visas Have Run Out, Businesses Say – Wednesday, 6 August
- Anti-tax Hike Activists Aim to Educate Public – Wednesday, 13 August
- Real Estate Slowdown Hits Other Counties, Too – Wednesday, 13 August
- Vail, County Back High-Speed Rail Study – Wednesday, 13 August

## **Personnel**

**Open Positions.** Administrative Assistant – 1 full-time

**New Hires.** Ms. Kathryn Barlow, Human Resource Generalist  
 Ms. Jennifer Howze, Receptionist  
 Ms. Kirsten Nelson, Barn Hand  
 Ms. Cathy Osborne, Public Safety  
 Mr. Larry Dunn, Public Safety

## **Business Enterprises**

**Cordillera Vail Club.** July Committee meeting held Tuesday, 15 July. Advisory Committee met Friday, 15 August 2008. July and August minutes will be presented at September Board meeting. Post Vail International Dance event was held on Saturday, 9 August with 18 in attendance. Post Vail International Dance events scheduled for Tuesday, 29 July, Tuesday, 5 August, and Friday, 8 August were cancelled due to minimal RSVPs.

### **Vail Club Pre and Post Event Expense**

- Expense for 9 August Post Vail International event > \$409.41 – food and wine provided by Eat & Drink and Dish!
- Only Three (3) events held during summer season (includes July 4<sup>th</sup> event).

**Squaw Creek Café.** Credit card machine will be operational upon completion of POS system. Business plan still in process.

**Post Office.** Property owner feedback on paper vending machines positive. Shay to monitor paper purchases to see if we need to increase or decrease order numbers.

**Equestrian Center.** July Committee meeting held Monday, 14 July. July and August Minutes will be presented at September Board meeting. Rubber grant proposal for outdoor arena approved for 75% reimbursement. Work to be done this fall. Outdoor shed painting and refurbishing scheduled for

September/October. Four (4) stalls and three (3) pastures available. Posted in Vail Daily, Summit Daily, *Cordillera Connection*, Equestrian Center Newsletter, and Flashes.

**River Parcel.** Beat and trip booking going well. River still running above normal for this time of year. Three (3) property owners attended Tuesday, 5 August Intro to Fly Fishing seminar. Six (6) kids attended Thursday, 7 August Kid's Day. Highest attended Kid's Day to date.

**TrailWise Guides.** Nine (9) people attended TrailWise Guides complementary hike on Upper El Mirador. Last summer hike to take place on Saturday, 23 August. Trail Head/Timbers Trail Hike. Theme: Late Summer Wildflowers and Wildlife.

**Bearcat Stables.** Preservation Foundation to complete landscape work by end of August. Upon completion of landscaping, Community Operations will re-grade and re-seed the grounds. Community Operations Staff doing cleanup work around creek and will work on bridges this fall.

### Community Operations

**Edwards Task Force.** The Greater Edwards Task Force Monthly Meeting took place on Wednesday, 13 August. Director Alexander and Mr. Dale Corporon represented Cordillera. Covered items included:

- Updates on the I-70 roundabout included some examples of retaining wall, paving materials, and lighting but the need for right-of-way agreements will make the starting date fall, 2009.
- The Winslow road improvement will be funded by Berry Creek. They are selecting the contractor and hope to begin September, 2008. 12 weeks of road closure are anticipated.
- The Eagle River Preserve will be open the Labor Day with guided science tours by the Gore Range School. Revegetation and grading will still continue.
- There was discussion of the possibility of instituting a regional sales tax of 1% that would give the local community money for various projects. By being regional, it could mean across the county or several counties. It would require approval by voters.
- The housing units that are being considered at Arrowhead and which result in loss of the current ski parking would include no housing for workers.

**Road Improvement for 2008.** Road improvements on the Ranch side of Cordillera complete. Divide entry paving complete. Final costs associated with this project were \$443,132.04.

**Landslide on Elk Woods Road Area.** LKP Engineering has finished investigation of landslide area. The recommendation is to construct two (2) "French drain" type trenches above the landslide area at the driveway entrance. Staff will be seeking estimates for this work as well as discussing the ability to complete the project "in house" with work being scheduled for completion by the end of September.

**Intersection Line-of-Sight.** Staff met with Mr. James Ferracco, President, Bentgrass Homeowners Association on Monday, 11 August. Staff recommended, and Mr. Ferracco was in agreement of, 1) re-painting the striping of roads on Fenno starting at the curve above Timber Trail and ending at curve above Bermuda Drive, 2) removal of shrubs and/or plants at these intersections as needed, and 3) possible removal of a spruce tree at Fairway Lane. (Mr. Ferracco inquired as to whether CMD has the authority to remove the tree without Bentgrass Homeowners Association approval.)

**Summit Golf and Pedestrian Trails.** Final walk-through and discussion with the golf course staff on location, grading, type of path (concrete, asphalt), and estimated cost pending due to conflicts in scheduling. Staff will complete in conjunction with budget process.

**Middle Water Loop.** Meeting scheduled for Tuesday, 12 August at 9:00 a.m. between the Water District, Johnson and Kunkel, and CMD Staff to finalize issues and obtain approval for middle loop project.

**Divide Gate.** Landscaping will continue at the Divide Gate. New sign (*The Divide at Cordillera*) will be installed by the end of August.

### **Design Review Board**

#### **Approval/Construction Starts, Build-out Analysis, and Construction Activity Reports.**

Approval/Construction Starts, Build-out Analysis, and Construction Activity Reports were presented to the Board.

**DRB Meeting Agenda.** The August DRB Meeting Agenda was presented to the Board.

### **Public Safety**

**Public Safety Monthly Activity Report.** Monthly activity report was presented to the Board.

**Public Safety Traffic Summary.** Monthly traffic summary was presented to the Board.

### **Public Safety Incidents**

Medicals:

1. Young boy hurt when an inflatable structure at the July 4<sup>th</sup> Member party blew over.
2. 66 year old man fell, hit his head, and was taken to VVMC.
3. Forty-year old women experienced altitude sickness while on Bearcat Stables ride. (See Medical Calls below.) Public Safety started oxygen. Paramedics started IV. Woman was carried up on a litter to ambulance on Stag Gulch and taken to VVMC.

Gate Incidents at the Divide:

1. Exit gate hit Lodge employee's vehicle but there was no damage. Only explanation being employee was driving too fast.
2. Dry cleaning van hit exit gate but review of tape showed the van driver actually hit the gate while it was going up.
3. Property owner's son tried to drive thru Homeowner's gate without a transponder and the gate came down on the vehicle.

Reports of Fires:

1. Property owner phoned in a fire that turned out to be a charcoal grill.
2. Fire at a home turned out to be plastic burning in the microwave.

Car Accident:

1. Reported car accident on private property where a contractor's vehicle rolled backwards into another vehicle.

Property Damage:

1. Property owner bent the rim of the wheel on vehicle when the tire hit the edge of the curb at the Divide that was exposed when the black top was ground down.

**Medical Calls.** Medical call involving a Bearcat Stable trail ride where a person with altitude sickness was carried to an ambulance and taken to VVMC. Under these circumstances, timing was not critical; however, it did raise the question if this medical call had been a time sensitive situation, such as cardiac, what tools are available for quick transport of an unconscious person who is strapped to a backboard? Possible options include set up of an ATV so it can be used to transport sick/injured. CMD has an old Mule ATV that could be refurbished for \$3,000 vs \$10,000 - \$12,000 for a new one. A backboard and stokes litter would be mounted onto the Mule. The Healthy Forest could also use the Mule to access areas not accessible to other vehicles.

## **Healthy Forest**

**Mountain Pine Beetle Update.** On Monday, 6 August, crews moved into the area below Granite Springs. There are five (5) private lots that range between six (6) and 15 acres in size along with open space. Four (4) out of five (5) properties have agreed to cut all lodgepole pine trees, which will amount to approximately 1,000 trees. One property owner (Lot 14) had attorney contact Staff. Estimate it will take 2-3 weeks to process this area. Rain and equipment failures have slowed process. When crews are finished in this area, Staff anticipates having crew cut trees along the main roads so dead trees are gone for the Cordillera Home & Garden Tour. Beginning in September, crews will move into open space in Bearden area. Tree numbers will be high as this area is dense lodgepole pine with significant dead and down. Crews have finished work on the Belton and Wilson properties.

**Gate Repair.** Two (2) expensive gate repairs have caused the gate repair budget to be significantly over budget. First, the transponder reader at the Timber Springs gate stopped working. Repair time by the manufacturer was estimated at 3-4 weeks. A new one would take 4-6 weeks. The reader was rebuilt (\$1200) and a backup was purchased for all the gates (\$3500). An outside vendor programmed the reader (\$585). Second, the Divide Gate call box stopped working. The control board and display board had stopped working. Most of the interior box had to be replaced (\$4200) to have all of the pieces in sync with the same version of software.

**Wildlife Issues.** There have been numerous bear sightings but no reports of nuisance bears. Mountain lion sightings continue, especially from Settlers Loop to the Summit. Staff suspects there is a lion with kittens in the Settlers Loop area accounting for many of the sightings, as they will not travel far until the kittens can travel.

## **Marketing**

**Marketing Update.** Marketing Report was presented to the Board.

**Marketing Activity Metrics and Real Estate Sales Report.** Marketing Activity Metrics and Real Estate Sales Report were presented to the Board.

**Broker Effort.** Broker Effort involvement/collateral was presented to the Board.

**Public Relations Report and Miscellaneous Press Clippings Citing Cordillera.** Various press clippings were presented to the Board.

**Website Report.** Website report was presented to the Board.

## **Financial Matters**

**CPOA and CMD Financial Reports as of 31 July 2008.** CPOA and CMD financials as of 31 July 2008 were presented to the Board.

**Real Estate Transfer Assessment (RETA) Report.** RETA report through 31 July 2008 was presented to the Board.

**Executive Session**

An executive session was not held.

**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 11:56 a.m. on Monday, 18 August 2008.

Respectfully submitted,

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Erin Buckley  
Executive Assistant