



CORDILLERA
Metro District

BOARD MEETING

FEBRUARY 9, 2024



CORDILLERA
Metro District

MEETING AGENDA

DATE: Friday, February 9, 2024
TIME: 9:00 AM
LOCATION: 408 Carterville Road, Edwards, CO
and video conference

REGULAR BOARD MEETING

This board meeting is being held in person at the CMD Administration Building and via Zoom. To attend this meeting via Zoom, you must register for the meeting by clicking [here](#). Once registration is complete, you will receive an email with instructions about how join the Zoom call.

BOARD OF DIRECTORS

Cheryl Foley, President – May 2025 | Terence Boyle, Vice President – May 2027
Richard Saxby, Treasurer – May 2025 | Harry Jasper, Secretary – May 2025
Ellen Alexander, Assistant Secretary/Treasurer – May 2027

CALL TO ORDER – 9:00 AM

- Call to Order
- Declaration of Quorum/Director Qualifications/Disclosure
- Approval of Agenda
- Approval of Consent Agenda
 - 12.08.2023 Regular Board Meeting Minutes p. 2–3

DISCUSSION ITEMS – 9:20 AM

- Financial Update – Richard Saxby, Board Treasurer p. 4–13
- Wildlife Mitigation Fund Amendment – Trevor Broersma, General Manager p. 14–19
- 2023 Audit Ratification – Paula Kurtz, HR and Finance Administrator p. 20–30
- Management Team Update – Trevor Broersma p. 31–36
- Public Safety / Gate Access Software (Dwelling) – Trevor Broersma and Paula Kurtz

PUBLIC COMMENTS – 10:30 AM

The Board welcomes public comment.

EXECUTIVE SESSION – 10:45 AM

Executive Session pursuant to Section 24-6-402(4)(b), C.R.S. to discuss personnel matters.

ADJOURN – 11:30 AM

NOTICE IS HEREBY GIVEN that the Board of Directors of the Cordillera Metropolitan District will hold a meeting. CMD is required to meet a 24-hour posting requirement unless in the event of an emergency. By Order of the District, Cheryl Foley.



MEETING MINUTES

REGULAR BOARD MEETING

DATE: Friday, December 8, 2023
TIME: 9:00 AM
LOCATION: 408 Carterville Road, Edwards, CO
and video conference

ATTENDANCE

Board members present in person: Cheryl Foley, President; Richard Saxby, Treasurer; Harry Jasper, Secretary

Board members present via video conference: Ellen Alexander, Assistant Secretary/Assistant Treasurer; Terry Boyle, Vice President

Others present in person: Trevor Broersma, CMD General Manager; Paula Kurtz, CMD HR and Finance Administrator; Siri Roman, Eagle River Water and Sanitation District (ERWDS) General Manager; David Norris, ERWSD Director of Business Administration; Ellen Mitchell

Others present via video conference: Alan Pogue, CMD Legal Counsel; Margaret Henderson of CliftonLarsonAllen; Traci Macnamara McCoy, CMD Communications Manager; Mike Autera, Lois Bruce, Lainie Edinburg, Pam Horan-Kates, Annette Irion, Paul Martin, Dennis Moran

CALL TO ORDER / DECLARATION OF QUORUM

Director Foley called the meeting to order at 9:00 a.m., noting a quorum was present.

ADEQUATE NOTICE / CONFLICT DISCLOSURE

Board members acknowledged receiving notice of the meeting no less than 24 hours in advance. No disclosures or conflicts with items on the agenda were cited.

APPROVAL OF AGENDA

Director Saxby moved to approve the agenda for December 8, 2023. Director Jasper seconded the motion; all approved. Director Boyle made a motion to approve the consent agenda, seconded by Director Alexander. The consent agenda consisted of the October 13, 2023, regular board meeting and annual meeting minutes; 2024 Annual Administrative Matters Resolution; 2024 Meeting Resolution; and First Amendment to Public Records Policy Retention. All approved, motion passed unanimously.

DISCUSSION ITEMS

FINANCIAL UPDATE

Director Saxby presented a review of October financials and an end-of-year financial projection relative to the original 2023 budget. For the year ending 2023, he reported that expenses are on budget, revenue is higher than projected, and, as a result, the projected deficit is expected to be reduced for 2023. Saxby thanked CMD for its commitment to efficiency, which allowed the revenue increase to be preserved and applied toward reducing CMD's projected deficit.

MANAGEMENT TEAM UPDATE

Trevor Broersma highlighted the management team report's inclusion in the board meeting packet. He called attention to two employee spotlights in the report and said that two new employees are currently onboarding with the Community Operations Department. Director Jasper asked for an update on the open Community Operations Manager position. Broersma stated that the position remains open.

BOARD OF DIRECTORS EMAIL USAGE

Alan Pogue, CMD Legal Counsel, described policies surrounding email use by CMD Directors, explaining that emails between and among directors may have public records and open meeting implications under Colorado law. He outlined acceptable and unacceptable uses of CMD Director emails. Board members confirmed their understanding of the policy, and Pogue clarified what is acceptable when discussing items as a group versus as individuals via email.

RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT REGARDING COLLECTION OF FEES

Alan Pogue presented a proposed Intergovernmental Agreement Regarding Collection of Fees (the IGA), by and between the Eagle River Water and Sanitation District (ERWSD) and CMD, under which ERWSD collects water tap fees on behalf of CMD and remits those fees to CMD, net of a 3% administrative fee. Pogue gave an overview of key points of the IGA, and he and ERWSD Director of Business Administration David Norris responded to questions and comments from the Board.

Director Saxby made a motion to approve the IGA, seconded by Director Jasper; all were in favor.

EAGLE RIVER WATER AND SANITATION DISTRICT 2024 RATE STRUCTURE

ERWSD General Manager Siri Roman and ERWSD's David Norris then gave a presentation explaining the reasons for an average 10.9% increase in water bills in its service territory for 2024. The primary reason is aging infrastructure and the need for repairs, replacements, and new additions to water storage and delivery facilities. A secondary reason was to correct inequitable cost allocations based on home sizes.

Roman and Norris also explained that Cordillera's water rights are limited in quantity and that steps will have to be taken in the near future by the water company, the Metro District, and/or the CPOA to prevent use by Cordillera residents in excess of our allowed amounts.

PUBLIC HEARING: 2024 BUDGET

Director Foley opened the budget hearing, and Trevor Broersma presented the final proposed 2024 operating and capital budget. Addressing fears that property taxes in Cordillera might increase 50-60% due to rising home values, Broersma explained that Cordillera's taxes do not increase proportionately with home values, as is the case in various other taxing districts. Instead, Cordillera's formula for computing taxes provides that if aggregate assessed property values within the community increase, the mill levy applied to those values decreases. This acts as an automatic neutralizing factor to ensure that CMD is not permitted to increase its overall tax revenues more than a mandated maximum amount each year.

Broersma then described key factors affecting the budget, which eliminates a one-time negative mill levy credit and contains a 5.5% property tax increase:

- New construction within Cordillera is at levels higher than normal, thus increasing our growth income.
- Interest revenues are higher than in the recent past.
- CMD will provide designated services to CPOA under a \$106,978 Service Agreement.
- Flower bed maintenance (an expense of \$168,265) was transferred to the CPOA.
- Salary increases are estimated at an average 5%.
- Employee health insurance costs decreased by \$93,642.
- The 2024 road program is set at \$975,000.
- Fleet costs for 2024 are estimated to be \$306,000.
- Wildfire mitigation costs are at \$135,000.
- Bearcat Cabins preservation work is set at \$55,000.

Director Foley called for public questions and comments on the proposed 2024 budget. One homeowner expressed concerns about how night patrols are conducted, and there were no further comments. Director Foley thanked the public for input and called for a motion to approve the 2024 operating and capital budget. Director Saxby made a motion; Director Jasper seconded the motion. The Board unanimously approved.

PUBLIC COMMENTS

Director Foley closed the budget hearing and opened the meeting for public comment on any other issue covered in the meeting. There being no further comments, Director Foley thanked the public and closed the public comment session at 10:46 a.m.

ADJOURNMENT

With no further business before the Board, the meeting was adjourned at 10:46 a.m. with a motion by Director Saxby, seconded by Director Jasper.

CORDILLERA METROPOLITAN DISTRICT
Balance Sheet - Governmental Funds
December 31, 2023

Reporting Book:

ACCRUAL

As of Date:

12/31/2023

	General Fund	Cordillera Wildlife Fund	Capital Projects Fund	Conservation Trust Fund	Total
Assets					
Cash	2,785,673	51,618	1,353,951	5,230	4,196,472
Accounts Receivable	73,127	0	0	0	73,128
Property Tax Receivable	5,453,721	0	0	0	5,453,721
Prepaid Expenses	262,577	0	0	0	262,577
Total Assets	\$ 8,575,098	\$ 51,618	\$ 1,353,951	\$ 5,230	\$ 9,985,897
Liabilities and Fund Balances					
Liabilities					
Accounts Payable	5,787,703	0	76,781	0	5,864,485
Total Liabilities	5,787,703	0	76,781	0	5,864,485
Fund Balances	2,787,395	51,618	1,277,170	5,230	4,121,412
Total Liabilities and Fund Balances	\$ 8,575,098	\$ 51,618	\$ 1,353,951	\$ 5,230	\$ 9,985,897

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

CORDILLERA METROPOLITAN DISTRICT
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended December 31, 2023

Reporting Book:

ACCRUAL

As of Date:

12/31/2023

Fund:

General Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Revenue								
41000 - Property Taxes Operating	\$ 0	\$ 9,995	\$ (9,995)	\$ 4,621,259	\$ 4,620,880	\$ 379	0 %	\$ 4,620,880
41500 - Specific Ownership Taxes	19,351	15,000	4,351	265,186	275,000	(9,814)	(4) %	275,000
43000 - Boarding - Equestrian	33,900	34,350	(450)	358,084	423,900	(65,816)	(16) %	423,900
43200 - Lessons & Camps - Equestrian	13,221	2,000	11,221	156,715	71,375	85,340	120 %	71,375
43400 - Bearcat Stables	2,696	2,496	200	30,152	29,952	200	1 %	29,952
43600 - Trailer Storage Fees	0	0	0	39,461	41,760	(2,299)	(6) %	41,760
43800 - Other Revenue	7,151	0	7,151	193,714	40,000	153,714	384 %	40,000
43850 - Interest Income	18,044	10,413	7,631	261,393	125,000	136,393	109 %	125,000
44000 - Lottery Proceeds	0	350	(350)	0	1,400	(1,400)	(100) %	1,400
44900 - Holy Cross Refunds	1,797	0	1,798	4,673	2,000	2,673	134 %	2,000
44950 - Sale of Equipment	0	0	0	0	15,000	(15,000)	(100) %	15,000
45100 - Transponder/Sticker Revenue	3,120	2,500	620	40,320	30,000	10,320	34 %	30,000
45200 - Road Impact Fees	0	0	0	13,326	35,000	(21,674)	(62) %	35,000
45300 - Grant Revenue	0	500	(500)	46,135	7,500	38,635	515 %	7,500
46500 - Sewer Lift Revenue	0	25,000	(25,000)	2,176	25,000	(22,824)	(91) %	25,000
Total Revenue	\$ 99,280	\$ 102,604	\$ (3,324)	\$ 6,032,594	\$ 5,743,767	\$ 288,827	5 %	\$ 5,743,767

Expenditures

Administrative

54800 - Wages	43,803	45,800	(1,997)	382,225	397,000	(14,775)	(4) %	397,000
54850 - Overtime	1,331	0	1,330	1,331	0	1,331	100 %	0
54901 - Payroll Administration	963	1,790	(827)	9,856	15,880	(6,024)	(38) %	15,880
54902 - Employee Morale & Welfare	7,083	1,721	5,363	20,086	20,650	(564)	(3) %	20,650
54903 - Safety Program	52	187	(135)	53	2,243	(2,190)	(98) %	2,243
54904 - Benefits Consultant	156	1,450	(1,294)	16,402	17,400	(998)	(6) %	17,400
54905 - Additional Benefits	(794)	252	(1,046)	1,584	3,018	(1,434)	(48) %	3,018
54906 - Wellness	0	333	(333)	801	4,000	(3,199)	(80) %	4,000
55600 - Payroll Taxes	498	915	(417)	5,502	7,940	(2,438)	(31) %	7,940
55800 - Retirement 401a	2,522	2,850	(328)	23,683	24,800	(1,117)	(5) %	24,800
56000 - Retirement 457b	1,554	1,525	29	16,926	13,250	3,676	28 %	13,250

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
56200 - Workers Compensation	186	210	(24)	338	2,520	(2,182)	(87) %	2,520
56400 - Health Insurance	11,512	5,609	5,904	73,083	67,308	5,775	9 %	67,308
56450 - Employee Contributions- Health Insurance	(924)	(1,236)	312	(9,941)	(14,836)	4,895	(33) %	(14,836)
57000 - Audit Fees	0	0	0	6,700	12,500	(5,800)	(46) %	12,500
57400 - Meeting Expenses	77	958	(882)	1,359	5,750	(4,391)	(76) %	5,750
57800 - Drug/Alcohol/CDOT Testing	0	200	(200)	1,512	2,345	(833)	(36) %	2,345
58000 - Dues & Subscriptions	40	942	(902)	8,395	11,305	(2,910)	(26) %	11,305
58200 - Election Expense	0	0	0	14,271	11,500	2,771	24 %	11,500
58400 - Employee Recruitment	0	134	(135)	1,187	1,610	(423)	(26) %	1,610
59000 - Insurance-Property/Casualty	3,731	3,678	54	47,757	44,131	3,626	8 %	44,131
59200 - Legal-General	5,104	5,450	(346)	78,610	65,400	13,210	20 %	65,400
59400 - MIS & Computer Fees	1,767	2,700	(933)	43,185	32,399	10,786	33 %	32,399
59600 - Miscellaneous Office Equipment	0	0	0	2,769	7,500	(4,731)	(63) %	7,500
59800 - Department Supplies	4,169	1,329	2,840	16,191	15,950	241	2 %	15,950
60000 - Paying Agent & Bank Fees	197	515	(318)	5,183	6,180	(997)	(16) %	6,180
60200 - Postage & Courier	1,634	168	1,466	1,847	2,688	(841)	(31) %	2,688
60400 - Printing	1,189	0	1,189	3,613	3,000	613	20 %	3,000
60450 - Copier Maintenance	3,132	800	2,332	8,440	9,600	(1,160)	(12) %	9,600
60600 - Seminars & Education	0	0	0	1,046	2,500	(1,454)	(58) %	2,500
61000 - Treasurers Fees	0	11,552	(11,552)	138,844	138,626	217	0 %	138,626
61770 - Promotions	585	0	584	7,641	7,000	641	9 %	7,000
61790 - Web Site	678	531	148	7,608	6,370	1,238	19 %	6,370
61795 - Creative/Photography	0	0	0	1,850	2,000	(150)	(8) %	2,000
66600 - Telephone Expense G&A	10,540	1,975	8,565	26,593	23,700	2,893	12 %	23,700
66650 - Cleaning	1,829	1,833	(4)	22,430	22,000	431	2 %	22,000
66700 - Other Contracted Services	13,440	17,000	(3,560)	205,863	204,000	1,862	1 %	204,000
66810 - Electric	479	1,500	(1,021)	3,868	16,000	(12,131)	(76) %	16,000
66820 - Gas	750	306	444	5,501	3,675	1,826	50 %	3,675
66830 - Trash	359	463	(104)	3,227	5,600	(2,374)	(42) %	5,600
66840 - Water	(1,486)	250	(1,736)	3,635	4,600	(965)	(21) %	4,600
67800 - Background Checks	0	0	0	0	1,820	(1,820)	(100) %	1,820
69100 - Community Events	0	583	(583)	3,783	7,000	(3,217)	(46) %	7,000
Total Administrative	116,157	114,273	1,883	1,214,836	1,237,922	(23,086)	(2) %	1,237,922
Community Operations								
54800 - Wages	90,238	94,035	(3,796)	755,929	815,000	(59,071)	(7) %	815,000
54850 - Overtime	9,605	3,450	6,155	48,859	30,000	18,859	63 %	30,000
54902 - Employee Morale & Welfare	416	83	332	1,582	1,000	582	58 %	1,000
54903 - Safety Program	0	311	(311)	5,215	3,728	1,487	40 %	3,728

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
54905 - Additional Benefits	543	486	57	6,151	5,844	307	5 %	5,844
54906 - Wellness	0	1,083	(1,083)	1,333	13,000	(11,667)	(90) %	13,000
55600 - Payroll Taxes	1,135	1,321	(186)	11,548	11,442	106	1 %	11,442
55800 - Retirement 401a	5,503	6,003	(500)	50,921	52,106	(1,184)	(2) %	52,106
56000 - Retirement 457b	981	3,575	(2,594)	27,596	31,000	(3,405)	(11) %	31,000
56200 - Workers Compensation	3,545	3,990	(445)	42,543	47,880	(5,337)	(11) %	47,880
56400 - Health Insurance	16,702	19,130	(2,428)	227,507	229,561	(2,054)	(1) %	229,561
56450 - Employee Contributions- Health Insurance	(1,810)	(4,339)	2,529	(48,686)	(52,063)	3,378	(6) %	(52,063)
58400 - Employee Recruitment	282	0	282	5,926	900	5,025	558 %	900
58800 - Engineering	0	0	0	7,774	7,700	75	1 %	7,700
59000 - Insurance-Property/Casualty	1,794	0	1,794	21,642	23,979	(2,337)	(10) %	23,979
59400 - MIS & Computer Fees	425	809	(384)	4,127	9,730	(5,604)	(58) %	9,730
59800 - Department Supplies	0	0	0	477	150	327	218 %	150
60600 - Seminars & Education	0	0	0	5,263	1,250	4,013	321 %	1,250
61800 - Repair & Maintenance-Radios	0	183	(183)	2,659	2,200	460	21 %	2,200
62000 - Uniforms	653	752	(99)	11,209	9,035	2,173	24 %	9,035
62200 - Road Shoulders/Drainage Maintenance	0	0	0	2,464	13,706	(11,241)	(82) %	13,706
62300 - Road Maintenance	0	0	0	44,542	52,178	(7,636)	(15) %	52,178
62500 - Repairs & Maintenance - Community	0	522	(522)	3,524	6,254	(2,730)	(44) %	6,254
62600 - Flowers Maintenance	0	0	0	157,426	130,000	27,426	21 %	130,000
62800 - Mowing & Irrigation	0	0	0	62,216	61,745	471	1 %	61,745
63200 - Cinders, Gravel, Chemicals	3,867	7,500	(3,634)	76,584	71,233	5,350	8 %	71,233
63600 - Street & Holiday Lights	0	0	0	1,055	6,588	(5,533)	(84) %	6,588
63800 - Street Signage	0	0	0	10,779	10,658	122	1 %	10,658
64400 - Repairs & Maintenance - Facilities	2,341	2,476	(134)	35,857	29,718	6,139	21 %	29,718
64500 - Sewer Lift Station Expense	1,517	0	1,517	7,509	23,406	(15,897)	(68) %	23,406
66000 - Mosquito Control	0	0	0	0	1,500	(1,500)	(100) %	1,500
66200 - Weed Control	0	0	0	7,278	8,000	(722)	(9) %	8,000
66650 - Cleaning	831	958	(127)	9,975	11,500	(1,525)	(13) %	11,500
66810 - Electric	1,979	2,548	(570)	34,671	30,576	4,094	13 %	30,576
66820 - Gas	2,827	1,945	882	18,617	17,500	1,117	6 %	17,500
66830 - Trash	560	2,000	(1,439)	10,247	15,448	(5,201)	(34) %	15,448
66840 - Water	764	267	496	6,614	14,800	(8,186)	(55) %	14,800
67000 - Equipment Rental	6,415	4,672	1,743	34,238	32,700	1,539	5 %	32,700
67200 - Fuels & Fluids	(1,609)	10,501	(12,110)	111,516	94,995	16,521	17 %	94,995
67400 - Parts & Supplies-Equipment	9,616	13,175	(3,560)	153,944	158,091	(4,147)	(3) %	158,091
67600 - Major Repairs-Equipment	0	1,500	(1,500)	29,472	18,000	11,471	64 %	18,000
69800 - Repairs & Maintenance - Parks & Trails	601	0	602	10,085	8,963	1,122	13 %	8,963
Total Community Operations	159,721	178,937	(19,216)	2,018,187	2,061,000	(42,813)	(2) %	2,061,000

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Public Safety								
54800 - Wages	71,688	84,093	(12,405)	713,798	728,785	(14,987)	(2) %	728,785
54850 - Overtime	1,046	3,460	(2,414)	29,793	30,000	(208)	(1) %	30,000
54902 - Employee Morale & Welfare	0	42	(41)	685	500	185	37 %	500
54903 - Safety Program	45	131	(87)	44	1,578	(1,533)	(97) %	1,578
54905 - Additional Benefits	514	408	106	5,851	4,898	953	19 %	4,898
54906 - Wellness	0	750	(750)	(801)	9,000	(9,801)	(109) %	9,000
55600 - Payroll Taxes	561	1,683	(1,123)	10,747	14,576	(3,829)	(26) %	14,576
55800 - Retirement 401a	3,884	5,428	(1,543)	45,842	47,045	(1,203)	(3) %	47,045
56000 - Retirement 457b	887	575	312	10,158	5,000	5,158	103 %	5,000
56200 - Workers Compensation	3,265	3,465	(200)	39,185	41,580	(2,395)	(6) %	41,580
56400 - Health Insurance	14,760	16,226	(1,467)	196,198	194,716	1,482	1 %	194,716
56450 - Employee Contributions- Health Insurance	(874)	(3,071)	2,198	(25,960)	(36,850)	10,891	(30) %	(36,850)
58400 - Employee Recruitment	0	375	(375)	1,346	4,500	(3,155)	(70) %	4,500
59000 - Insurance-Property/Casualty	933	960	(27)	11,194	11,516	(322)	(3) %	11,516
59400 - MIS & Computer Fees	(4,173)	1,191	(5,364)	20,817	14,300	6,517	46 %	14,300
59800 - Department Supplies	5,110	1,479	3,630	14,154	17,756	(3,602)	(20) %	17,756
60400 - Printing	0	0	0	0	1,500	(1,500)	(100) %	1,500
60600 - Seminars & Education	0	42	(41)	788	500	288	58 %	500
61800 - Repair & Maintenance-Radios	0	156	(157)	2,246	1,876	370	20 %	1,876
62000 - Uniforms	675	961	(286)	5,022	11,535	(6,513)	(56) %	11,535
66500 - Repairs & Maintenance - Gates	0	394	(394)	3,046	4,725	(1,678)	(36) %	4,725
66650 - Cleaning	166	167	0	2,195	2,000	195	10 %	2,000
66810 - Electric	380	450	(71)	3,751	5,400	(1,649)	(31) %	5,400
66830 - Trash	0	238	(237)	1,125	2,850	(1,725)	(61) %	2,850
66840 - Water	256	455	(198)	8,788	5,460	3,328	61 %	5,460
67200 - Fuels & Fluids	8,643	2,083	6,559	19,759	25,000	(5,241)	(21) %	25,000
68100 - Signage	0	63	(62)	184	750	(566)	(76) %	750
68400 - Gate Access Expenses	0	1,298	(1,299)	27,194	15,578	11,616	75 %	15,578
Total Public Safety	107,766	123,503	(15,736)	1,147,149	1,166,073	(18,924)	(2) %	1,166,073
Equestrian Center								
54800 - Wages	33,027	31,170	1,857	312,562	270,140	42,422	16 %	270,140
54850 - Overtime	1,457	450	1,007	12,383	4,000	8,382	210 %	4,000
54902 - Employee Morale & Welfare	0	42	(42)	794	500	295	59 %	500
54903 - Safety Program	0	34	(34)	0	412	(412)	(100) %	412
54905 - Additional Benefits	128	117	11	1,433	1,409	25	2 %	1,409
54906 - Wellness	0	0	0	0	2,000	(2,000)	(100) %	2,000
55600 - Payroll Taxes	428	1,622	(1,194)	4,964	5,273	(309)	(6) %	5,273

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
55800 - Retirement 401a	1,772	1,852	(80)	19,605	16,594	3,010	18 %	16,594
56000 - Retirement 457b	559	230	329	6,573	2,000	4,574	229 %	2,000
56200 - Workers Compensation	2,333	2,002	330	28,937	24,020	4,917	20 %	24,020
56400 - Health Insurance	2,718	3,072	(353)	36,142	36,865	(723)	(2) %	36,865
56450 - Employee Contributions- Health Insurance	(392)	(342)	(51)	(7,910)	(4,096)	(3,814)	93 %	(4,096)
58400 - Employee Recruitment	0	0	0	745	1,850	(1,106)	(60) %	1,850
59000 - Insurance-Property/Casualty	718	698	20	8,610	8,374	237	3 %	8,374
59400 - MIS & Computer Fees	9	67	(58)	1,681	800	881	110 %	800
59800 - Department Supplies	367	52	315	2,667	630	2,037	323 %	630
60400 - Printing	0	0	0	144	500	(356)	(71) %	500
60600 - Seminars & Education	0	0	0	3,435	3,750	(315)	(8) %	3,750
62000 - Uniforms	270	0	270	2,554	2,940	(387)	(13) %	2,940
64400 - Repairs & Maintenance - Facilities	37	1,192	(1,154)	12,950	14,299	(1,348)	(9) %	14,299
66650 - Cleaning	499	542	(43)	5,985	6,500	(515)	(8) %	6,500
66810 - Electric	500	406	93	4,707	4,880	(173)	(4) %	4,880
66820 - Gas	1,970	3,200	(1,230)	13,780	17,500	(3,720)	(21) %	17,500
66830 - Trash	227	61	166	1,706	731	975	133 %	731
66840 - Water	387	375	12	4,301	4,500	(199)	(4) %	4,500
67200 - Fuels & Fluids	500	417	83	4,268	5,000	(732)	(15) %	5,000
68800 - Horses & Tack	84	0	84	964	500	464	93 %	500
68810 - Manure Disposal	0	166	(166)	0	2,000	(2,000)	(100) %	2,000
68820 - Animal Care	0	655	(655)	6,702	7,852	(1,151)	(15) %	7,852
68830 - Grain	290	575	(285)	7,982	6,900	1,083	16 %	6,900
68840 - Hay	0	0	0	58,521	60,740	(2,220)	(4) %	60,740
68850 - Shavings	0	0	0	20,861	21,000	(139)	(1) %	21,000
68860 - Footing	0	0	0	0	6,249	(6,249)	(100) %	6,249
Total Equestrian Center	47,888	48,655	(768)	578,046	536,612	41,434	8 %	536,612
Total Expenditures	\$ 431,532	\$ 465,368	\$ (33,837)	\$ 4,958,218	\$ 5,001,607	\$ (43,389)	(1) %	\$ 5,001,607
Other Financing Sources (Uses)								
79000 - Transfer to Other Funds	0	0	0	(1,524,100)	(1,524,100)	0	0 %	(1,524,100)
Total Other Financing Sources (Uses)	0	0	0	(1,524,100)	(1,524,100)	0	0 %	(1,524,100)
Excess of Revenue Over (Under) Expenditures	\$ (332,252)	\$ (362,764)	\$ 30,512	\$ (449,724)	\$ (781,940)	\$ 332,216	(42) %	\$ (781,940)
Fund Balance - Beginning	3,122,604	3,683,497	(560,893)	3,240,076	3,683,497	(443,421)	(12) %	3,683,497
Fund Balance - Ending	\$ 2,790,352	\$ 3,320,733	\$ (530,381)	\$ 2,790,352	\$ 2,901,557	\$ (111,205)	(4) %	\$ 2,901,557

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

CORDILLERA METROPOLITAN DISTRICT
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended December 31, 2023

Reporting Book:

As of Date:

Fund:

ACCRUAL

12/31/2023

Capital Projects Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Revenue								
42200 - Water Tap Fees	\$ 43,038	\$ 16,667	\$ 26,371	\$ 159,782	\$ 200,000	\$ (40,218)	(20) %	\$ 200,000
44950 - Sale of Equipment	0	2,083	(2,083)	46,450	25,000	21,450	86 %	25,000
Total Revenue	\$ 43,038	\$ 18,750	\$ 24,288	\$ 206,232	\$ 225,000	\$ (18,768)	(8) %	\$ 225,000
Expenditures								
82355 - Traffic Calming	0	1,667	(1,667)	22,763	20,000	2,763	14 %	20,000
82385 - Administration	0	2,291	(2,291)	27,693	27,500	193	1 %	27,500
82386 - Bearcat Stables	0	2,084	(2,084)	22,631	25,000	(2,369)	(9) %	25,000
82387 - Community Operations	2,565	6,704	(4,138)	42,804	80,450	(37,645)	(47) %	80,450
82389 - Equestrian Center	4,057	6,666	(2,611)	91,245	80,000	11,244	14 %	80,000
82390 - Equipment Purchases	6,480	15,834	(9,353)	213,426	190,000	23,427	12 %	190,000
82392 - IT	8,210	2,083	6,127	36,983	25,000	11,983	48 %	25,000
82393 - Road Program	46,853	68,096	(21,243)	743,507	817,150	(73,644)	(9) %	817,150
82394 - Trails & Community Parks	0	4,167	(4,167)	74,362	50,000	24,363	49 %	50,000
82520 - Healthy Forest	0	16,666	(16,666)	200,000	199,999	0	0 %	199,999
Total Expenditures	\$ 68,165	\$ 126,258	\$ (58,093)	\$ 1,475,414	\$ 1,515,099	\$ (39,685)	(3) %	\$ 1,515,099
Other Financing Sources (Uses)								
49000 - Transfer from Other Funds	0	0	0	1,524,100	1,524,100	0	0 %	1,524,100
Total Other Financing Sources (Uses)	0	0	0	1,524,100	1,524,100	0	0 %	1,524,100
Excess of Revenue Over (Under) Expenditures	\$ (25,127)	\$ (107,508)	\$ 82,381	\$ 254,918	\$ 234,001	\$ 20,918	9 %	\$ 234,001
Fund Balance - Beginning	1,302,297	999,208	303,089	1,022,252	999,208	23,044	2 %	999,208
Fund Balance - Ending	\$ 1,277,170	\$ 891,700	\$ 385,470	\$ 1,277,170	\$ 1,233,209	\$ 43,961	4 %	\$ 1,233,209

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

CORDILLERA METROPOLITAN DISTRICT
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended December 31, 2023

Reporting Book:

As of Date:

Fund:

ACCRUAL

12/31/2023

Wildlife Mitigation Fund

	Month Ending			Year To Date				Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Annual Budget
Revenue								
43850 - Interest Income	\$ 0	\$ 0	\$ 0	\$ 705	\$ 0	\$ 705	100 %	\$ 0
Total Revenue	\$ 0	\$ 0	\$ 0	\$ 705	\$ 0	\$ 705	100 %	\$ 0
Expenditures								
60000 - Paying Agent & Bank Fees	0	0	0	55	0	55	100 %	0
82520 - Healthy Forest	0	0	0	200,000	0	200,000	100 %	0
Total Expenditures	\$ 0	\$ 0	\$ 0	\$ 200,055	\$ 0	\$ 200,055	100 %	\$ 0
Other Financing Sources (Uses)								
79000 - Transfer to Other Funds	(51,618)	0	(51,618)	(51,618)	0	(51,618)	100 %	0
Total Other Financing Sources (Uses)	(51,618)	0	(51,618)	(51,618)	0	(51,618)	100 %	0
Excess of Revenue Over (Under) Expenditures	\$ (51,618)	\$ 0	\$ (51,618)	\$ (250,968)	\$ 0	\$ (250,968)	100 %	\$ 0
Fund Balance - Beginning	51,618	0	51,618	250,968	0	250,968	100 %	0
Fund Balance - Ending	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0 %	\$ 0

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

CORDILLERA METROPOLITAN DISTRICT
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended December 31, 2023

Reporting Book:

ACCRUAL

As of Date:

12/31/2023

Fund:

Cordillera Wildlife Fund

	Month Ending			Year To Date				Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Budget
Other Financing Sources (Uses)								
49000 - Transfer from Other Funds	51,618	0	51,618	51,618	0	51,618	100 %	0
Total Other Financing Sources (Uses)	51,618	0	51,618	51,618	0	51,618	100 %	0
Excess of Revenue Over (Under) Expenditures	\$ 51,618	\$ 0	\$ 51,618	\$ 51,618	\$ 0	\$ 51,618	100 %	\$ 0
Fund Balance - Beginning	0	0	0	0	0	0	0 %	0
Fund Balance - Ending	\$ 51,618	\$ 0	\$ 51,618	\$ 51,618	\$ 0	\$ 51,618	100 %	\$ 0

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

CORDILLERA METROPOLITAN DISTRICT
Statement Of Revenue, Expenditures And
Changes In Fund Balance - Budget And Actual
For The Month Ended December 31, 2023

Reporting Book:

As of Date:

Fund:

ACCRUAL

12/31/2023

Conservation Trust Fund

	Month Ending			Year To Date				Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Variance %	Budget
Revenue								
43850 - Interest Income	\$ 20	\$ 0	\$ 20	\$ 84	\$ 0	\$ 84	100 %	\$ 0
44000 - Lottery Proceeds	1,498	0	1,498	5,146	0	5,146	100 %	0
Total Revenue	\$ 1,518	\$ 0	\$ 1,518	\$ 5,230	\$ 0	\$ 5,230	100 %	\$ 0
Excess of Revenue Over (Under) Expenditures	\$ 1,518	\$ 0	\$ 1,518	\$ 5,230	\$ 0	\$ 5,230	100 %	\$ 0
Fund Balance - Beginning	3,712	0	3,712	0	0	0	0 %	0
Fund Balance - Ending	\$ 5,230	\$ 0	\$ 5,230	\$ 5,230	\$ 0	\$ 5,230	100 %	\$ 0

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statements of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF CORDILLERA METROPOLITAN DISTRICT**

**A RESOLUTION APPROVING AN AMENDMENT TO CORDILLERA
METROPOLITAN DISTRICT’S ADOPTED BUDGET FOR FISCAL YEAR 2023**

WHEREAS, on December 9, 2022, Cordillera Metropolitan District (the “District”) adopted an annual budget for fiscal year 2023 (“2023 Adopted Budget”); and

WHEREAS, the District desires to amend the 2023 Adopted Budget to appropriate funds for additional expenditures as set forth herein; and

WHEREAS, due and proper notice of the date and time of the District’s hearing on the proposed amendment to the District’s 2023 Adopted Budget was published on February 1, 2024, in *The Eagle Valley Enterprise*; and

WHEREAS, a public hearing on the proposed amendment to the 2023 Adopted Budget was opened on Friday, Friday, February 9, 2024, at a regular meeting of the Board of Directors, at which time any objections of the electors of the District were considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CORDILLERA METROPOLITAN DISTRICT AS FOLLOWS:

1. The Board of Directors hereby amends the 2023 Adopted Budget for the District’s Wildlife Mitigation Fund and Conservation Trust Fund, as set forth in Exhibit A attached hereto (“Amended 2023 Budget”), which Amended 2023 Budget appropriates available revenues in the following referenced funds:

a. Wildlife Mitigation Fund. Available revenues in the Wildlife Mitigation Fund are hereby appropriated in the following amounts to pay for expenditures and transfers to other funds identified in the Amended 2023 Budget:

2023 Adopted Budget: \$ -0-

Amended 2023 Budget: \$ 251,968

b. Conservation Trust Fund. Available revenues in b. Conservation Trust Fund are hereby appropriated in the following amounts to pay for expenditures and transfers to other funds identified in the Amended 2023 Adopted Budget:

2023 Adopted Budget: \$ -0-

Amended 2023 Budget: \$ 6,000

2. The adoption of the Amended 2023 Budget reflects a balanced budget as required

by State law.

3. This Resolution shall take effect on the date and at the time of its adoption.

(Signature page follows.)

ADOPTED THIS 9TH DAY OF FEBRUARY 2024.

CORDILLERA METROPOLITAN DISTRICT

Cheryl Foley, President

STATE OF COLORADO
COUNTY OF EAGLE
CORDILLERA METROPOLITAN DISTRICT

I, Harry Jasper, hereby certify that I am a Director and the duly elected and qualified Secretary of Cordillera Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District, heard and approved at a regular meeting of the Board of Directors of Cordillera Metropolitan District held on Friday, February 9, 2024, at 9:00 a.m., Via Zoom and at 0408 Carterville Road, in Cordillera, Colorado, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the public hearing on and adoption of the amendment to the District's 2023 Adopted Budget; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 9th day of February, 2024.

(S E A L)

Harry Jasper, Secretary

EXHIBIT A

AMENDED BUDGET FOR FISCAL YEAR 2023

**CORDILLERA METROPOLITAN DISTRICT
WILDLIFE MITIGATION FUND
2023 BUDGET AS AMENDED**

	ORIGINAL BUDGET	AMENDED BUDGET
BEGINNING FUND BALANCE	\$ -	\$ 250,968
REVENUES		
Net Investment Income	-	1,000
Total revenues	-	1,000
Total funds available	-	251,968
EXPENDITURES		
Paying Agent Fees	-	566
Heathly Forest	-	200,000
Total expenditures	-	200,566
TRANSFERS OUT		
Transfers to Other Funds	-	51,402
Total expenditures and transfers out requiring appropriation	-	251,968
ENDING FUND BALANCE	\$ -	\$ -

**CORDILLERA METROPOLITAN DISTRICT
CONSERVATION TRUST FUND
2023 BUDGET AS AMENDED**

	ORIGINAL BUDGET	AMENDED BUDGET
BEGINNING FUND BALANCE	\$ -	\$ -
REVENUES		
Lottery Proceeds	-	5,500
Net Investment Income	-	500
Total revenues	-	6,000
Total funds available	-	6,000
EXPENDITURES		
Capital Outlay	-	6,000
Total expenditures	-	6,000
TRANSFERS OUT		
Transfers to Other Funds	-	-
Total expenditures and transfers out requiring appropriation	-	6,000
ENDING FUND BALANCE	\$ -	\$ -



ADMINISTRATION

STAFFING

- A CMD company-wide organization chart has been updated and is attached to this report.

SAFETY & TRAINING

- CMD has not had a materially significant workers' compensation claim within the past 19 months; 3 claims under \$1,000 have been submitted.
- We are developing and implementing a new employee program promoting Safety, Wellness, Education, Efficiency and Positivity (SWEEP).

HUMAN RESOURCES, FINANCE, AND ADMINISTRATION

- A new Community Operations Manager, Clay Vansteel, has been onboarded as well as 2 new Equestrian Center Barn Hands, AJ McEntire and Dani Defina.
- We are currently recruiting for new Public Safety Manager.
- November financials are on the website; December financials will be posted after this Board meeting.
- The 2023 workers' compensation audit has been completed.

COMMUNICATIONS

- In line with our goal of transparency in CMD Board communication, CMD Board Meeting Agendas and Minutes are now fully archived back to 2016 on the website's new archive page: www.CordilleraLiving.com/Governance-Archives
- CMD's Cordillera Connection monthly newsletter is sent to more than 1,300 recipients and continues to have high open rates, ranging from 71% to 79% over the past three months. For comparison, the overall average Constant Contact open rate reported across all industries as of November 2023 was 36.48%.

EQUESTRIAN CENTER

BARN UPDATES

- The barn is currently full, with 17 stall horses and 16 paddock horses.
- The Equestrian Center hosted a successful first Christmas party at the barn in December. Attendees were enthusiastic and had a lot of fun.
- The Second Annual Night at the Arena was held on February 2, along with the CPOA's February Meet and Greet. This event allowed homeowners the chance to socialize while exploring our community's top-notch equestrian facility.
- The Equestrian Center has multiple upcoming events planned for this winter. There will be a clinic with Sue Martin from Dever on February 29, 2024. Dolly Hannon will teach a two-day clinic March 21-22. There will be more clinics to come as we get our boarders ready for the 2024 show season.
- Lighting and heating upgrades are in progress with the CMD Comm Ops team.

YEAR-ROUND LESSON & TRAINING PROGRAM

- After-school lessons have continued successfully through the fall and into the winter.
- The training program is still at capacity with many horses signed up for full or partial dressage training.
- The All Points North (APN) Program remains popular with some exciting changes coming soon.

BOARDING STATISTICS: DECEMBER

Stall Horses: 17 Property Owners: 3 Non-Property Owners: 14 Staff: 1	Outside Paddock Horses: 16 Property Owners: 3 Non-Property Owners: 10 Cordillera school horses: 3
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HORSE CAMP UPDATE

- Advertising for Cordillera Equestrian Center's Summer Horse Camps will be in the Eagle County Summer Camp Guide published by the Vail Daily. Registration will open March 1.
- Plans are underway to continue growing CEC's Horse Camps for the summer of 2024 and beyond.



Lighting and Heating Upgrades



COMMUNITY OPERATIONS PROJECT MANAGEMENT

- **Cell Phone Tower:** CMD is working with a third party to locate the best site for a possible cell phone tower in the community to improve service for all providers. Once a location is chosen and a contract signed, it will be 18 to 24 months until the tower is operational.
- **Equestrian Center:** New lighting, ceiling fans, and dehumidifiers have been added in the upper barn for safety and better temperature control in the barn. These upgrades will help the roof shed snow regularly and significantly reduce ice buildup.
- **Equipment:** A new sander has been purchased for the skid steer to prevent slips, trips, and falls.

PLOWING

- The Community Operations team was very busy with the large storm in January. Approximately 420,000 pounds of gravel was dispersed over a 10-day period to help keep the roads safe.
- Operations has been working at shoveling out our hydrants around the community with help from Eagle River Water and Sanitation District.

FLEET

- Trucks have been updated with newer software for calibrating salt and sand output.
- Fleet has done a great job keeping the trucks and equipment up and running after the most recent large storm.

TRAILS AND FISHING

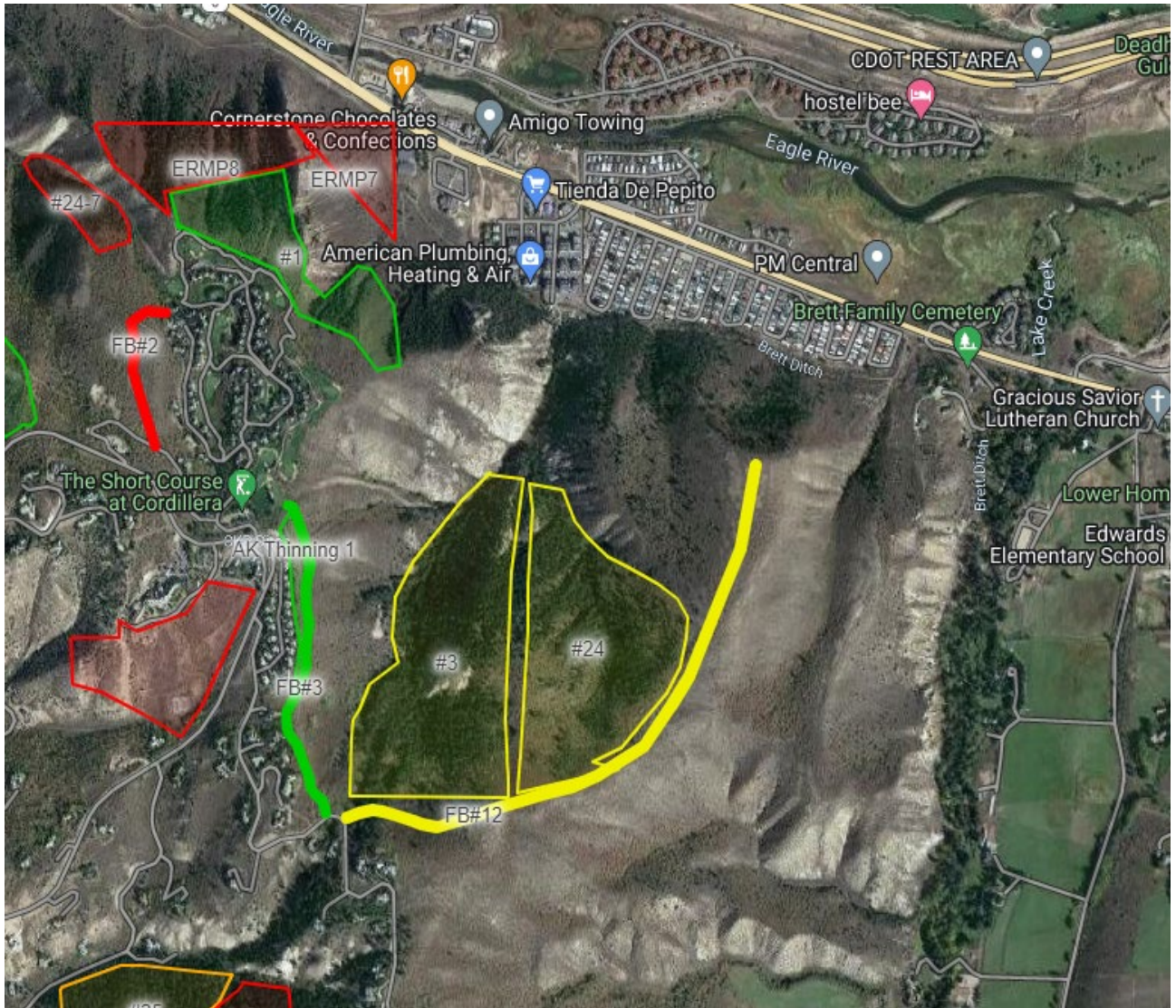
- Several of Cordillera's winter trails are groomed regularly and are in great shape.



WILDFIRE MITIGATION INITIATIVES

- Eagle Valley Wildland (EVW) is working hard on setting its 2024 project timelines.
- In our area, EVW is currently working on Fuel Break #12, which is one mile long and 100 feet in width on average. This fuel break will serve as a crucial holding feature should a fire become established near the Eagle River Village along Highway 6. This fuel break spans property owned by Cordillera Metro District, Cordillera Property Owners Association, and Eagle County.

- EVW has entered into an agreement with Old Growth Tree Service for units #3 and #24 for a thinning treatment that will total nearly 100 acres adjacent to Cordillera's Divide area. They are planning to work in units #3 and #24 for the next two months.



PUBLIC SAFETY

A new dispatch software called TrackTik has been chosen for the Public Safety Department. Implementation is well underway and due to be finished by mid-February. Staff training and utilization will take place in February.

GATE ACCESS STATISTICS: DECEMBER AND JANUARY

- Cordillera Public Safety welcomed 9,948 vehicles through the Divide and Ranch Gates
- Temporary passes issued: Divide Gate 1,460; Ranch Gate 1,958
- Measured snow total (as of 1/24/24): Divide 27.8 inches; Ranch 27.4 inches

NOTABLE PUBLIC SAFETY CALLS FOR SERVICE: DECEMBER AND JANUARY

- Responded to numerous slide off/vehicle stuck in snow reports and vehicle accidents
- Responded to 23 alarm calls at residences in Cordillera
- Addressed 5 dead wildlife reports
- Responded to more than a dozen dead batteries/jump starts calls within the community
- Assisted Eagle County Sheriff's Office with a disturbance at a construction site

PUBLIC SAFETY SERVICE CALL SUMMARY

Cordillera Public Safety Patrol was dispatched and responded to 145 calls for service December 2023-January 2024.

	YTD		YTD
Alarms	23	Property damage	1
Animal issue: non wildlife	4	Resident complaint	0
Assist Outside Agency	1	Resident/contractor assist	24
Complaint (not noise)	0	Safety detail	1
Domestic trouble	0	Service call	0
Escort	0	Smoke report	0
Fire	0	Suspicious activity	1
Lost/Found Property	0	Traffic safety detail	1
Medical response	1	Traffic violation	0
Miscellaneous	0	Trash violation	70
Noise complaint	0	Trespassing	1
Open door/window	2	Vandalism	0
Missing Person	0	Intrusion Alarm	1
Open garage door	2	Vehicle crash	1
Parking	9	Welfare check	0
Misc. Cordillera CCR Violations	0	Wildlife issue	2
Disturbance	1	Hazardous Condition	0

EMPLOYEE SPOTLIGHT

COMMUNITY OPERATIONS MANAGER: CLAY VANSTEEL



Originally from Detroit, Michigan, Clay Vansteel joined the Cordillera Metro District team as the Community Operations Manager in January 2024. For the previous seven and a half years, he worked for the Bachelor Gulch Metro District, where he gained skills in safely operating and maintaining a variety of heavy equipment.

Earlier in his career, Clay spent 15 years working for Home Depot at locations across the U.S. in positions spanning Sales Associate to Assistant Store Manager. While working for Home Depot, Clay discovered his passion for employee development and implementing effective strategies to create a rewarding work atmosphere.

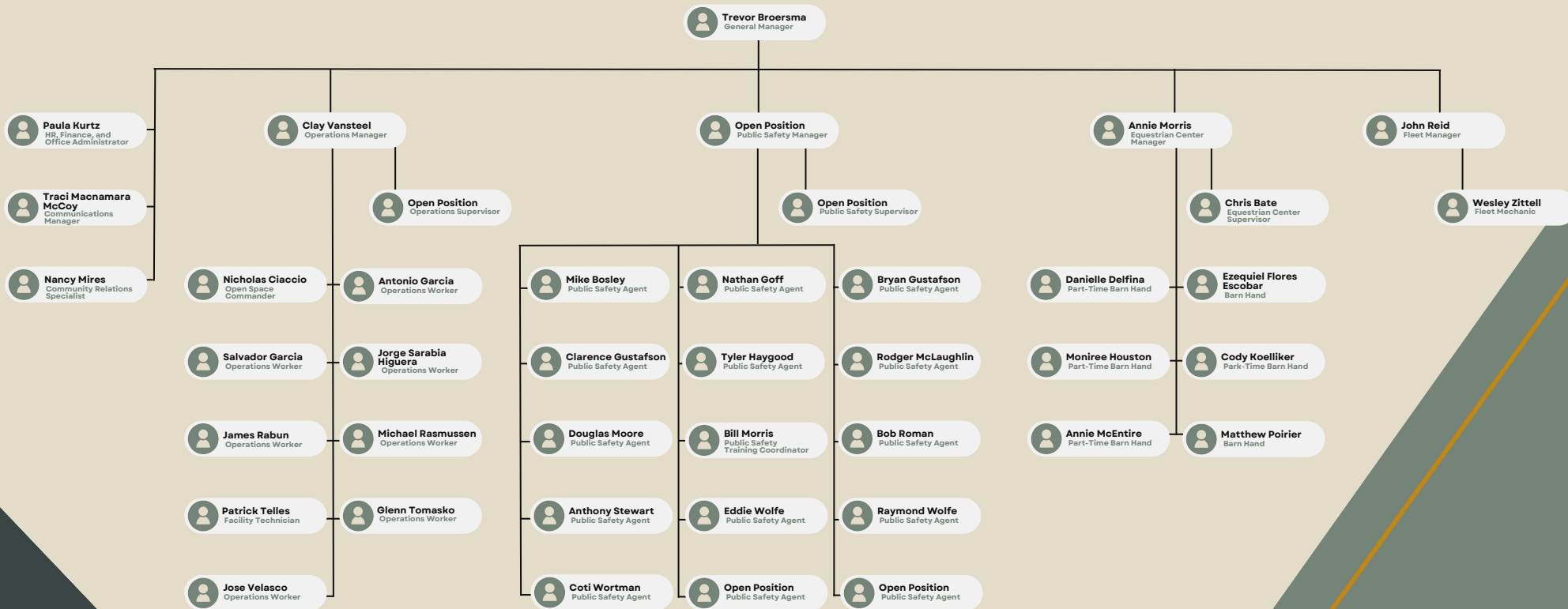
Clay also runs a successful hot sauce company that he started in his kitchen in 2019. His creations can now be found in over 160 King Soopers and City Market grocery stores across Colorado and in more than 100 small, privately owned businesses across the country.

Outside of work, you can find Clay mountain biking, fly fishing, skiing, and spending time with his two dogs, Lola and Ernie. He enjoys chasing live music and traveling to other countries on his vacations.

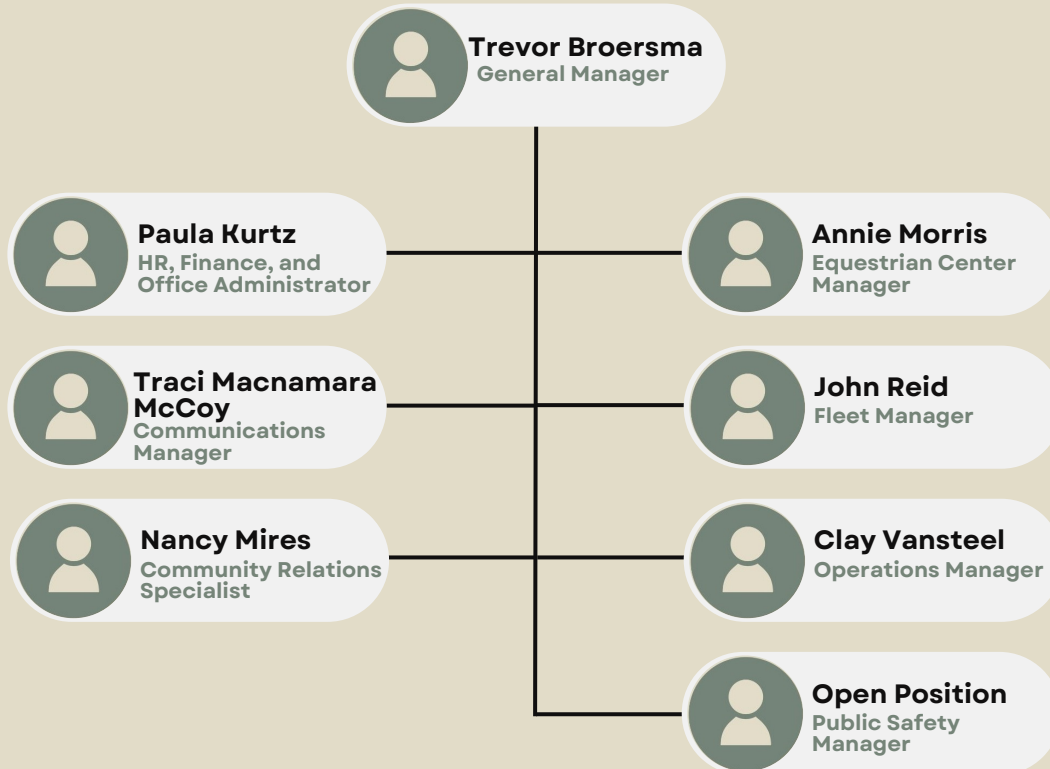
Clay has also done a variety of community outreach work with local organizations including SOS Outreach, VVMTA, Adopt-A-Highway, and Salvation Army.



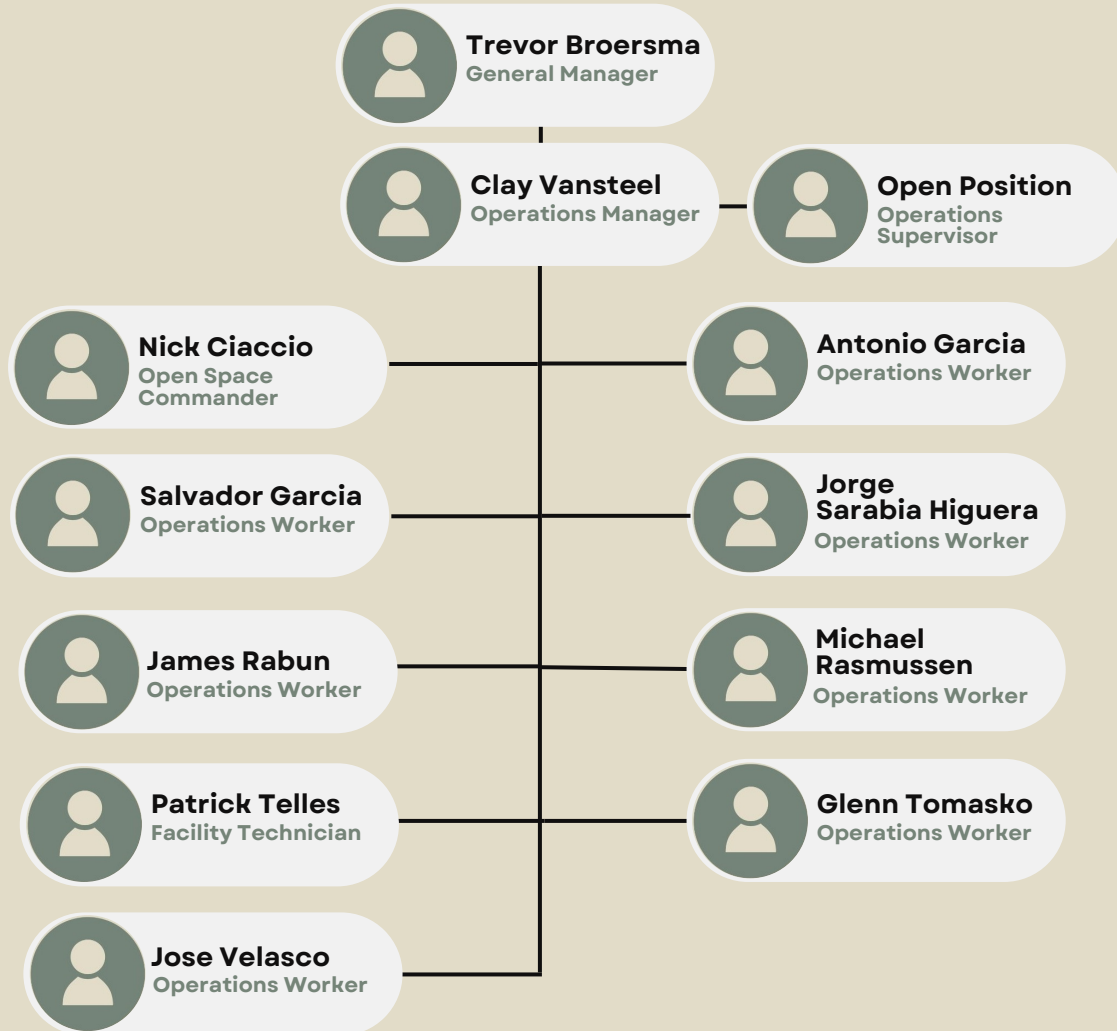
Organizational Chart



ADMINISTRATION & MANAGEMENT

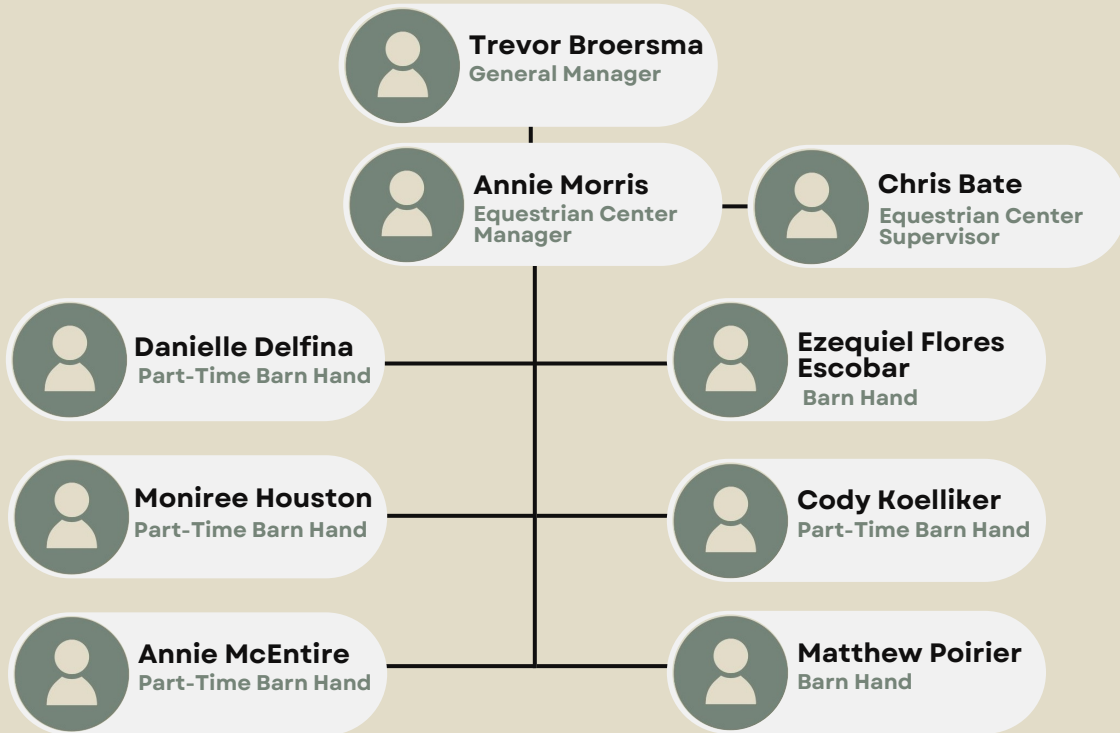


COMMUNITY OPERATIONS



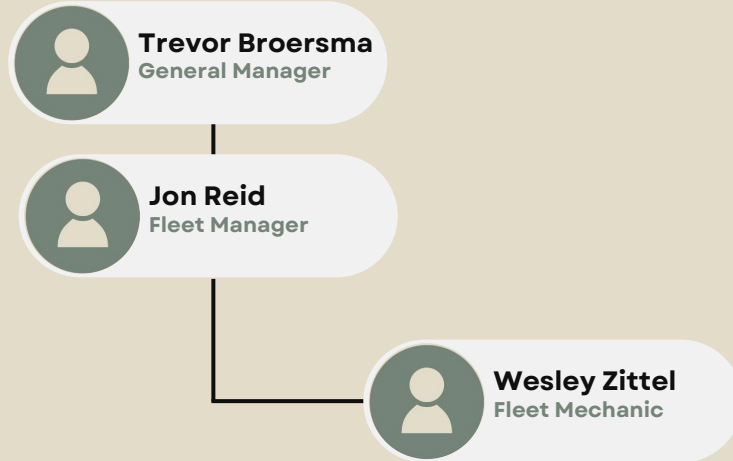


EQUESTRIAN CENTER

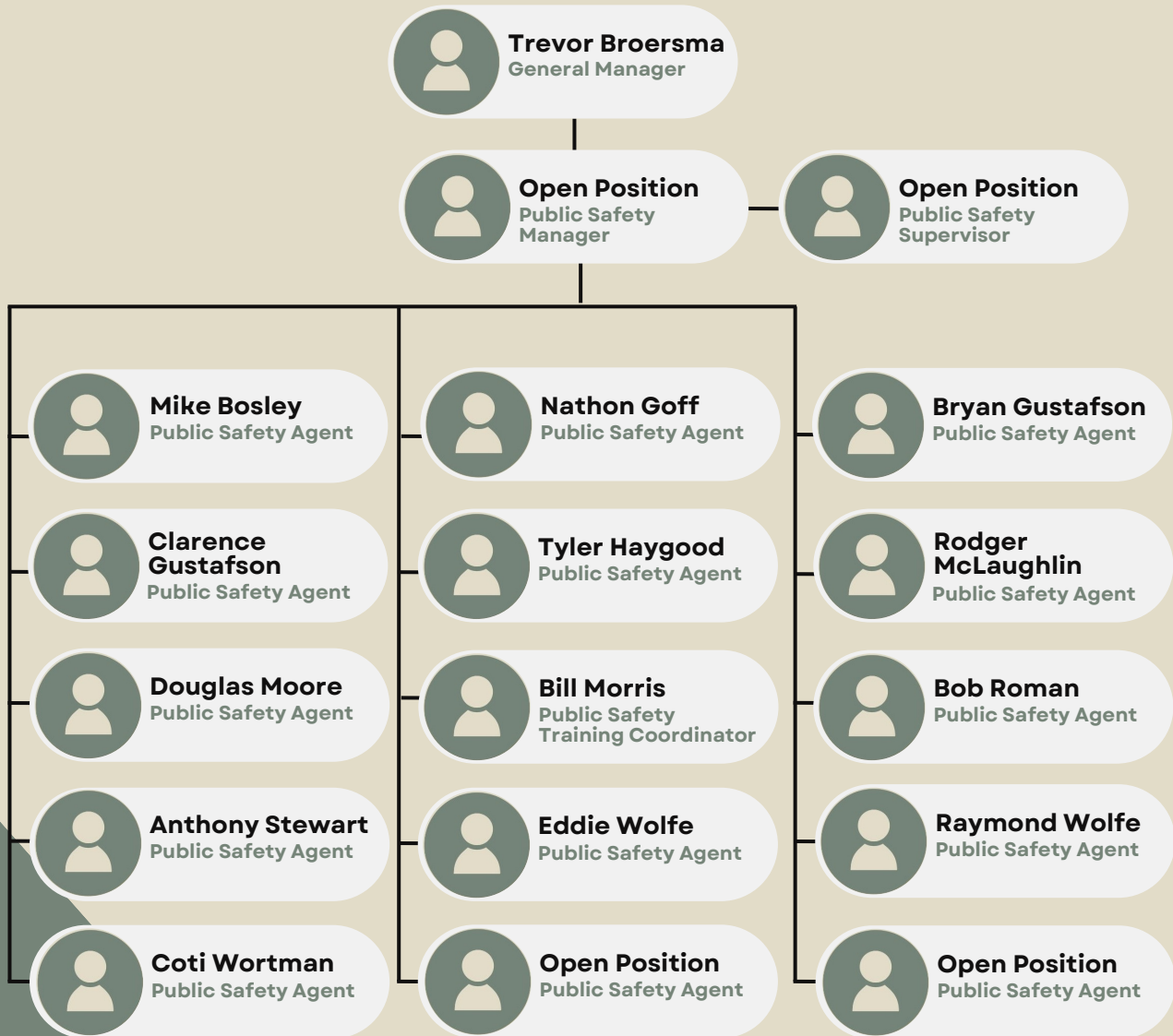




FLEET OPERATIONS



PUBLIC SAFETY



Dwelling: OVERVIEW

WHAT IS DWELLING?

- Dwelling is an access management software for residential communities.
- It will replace Cordillera's current gate management software to provide more secure control over gate entry and exit.

WHY DOES CORDILLERA NEED DWELLING?

- Current gate access software is outdated and not compatible with other public safety technology.
- Dwelling solves these current issues and offers enhanced security in addition to other benefits for Cordillera.

WHY NOW?

- With a clear funding vision for the future of the CMD Public Safety Department now in place, spring 2024 is the best time to implement Dwelling.
- Cordillera's property owners are open to capitalizing on technology to increase security in their neighborhoods and around their homes.
- With the insurgence of building in our community since 2020, increased security measures are needed.



Dwelling: OVERVIEW

BENEFITS OF DWELLING FOR OUR COMMUNITY:

- Higher level of security
- Simplified gate access for residents and reduced gate wait times for visitors
- Increased control over gate access for guests, contractors, and other visitors
- Integrates with Cordillera's current windshield and plate transponders for gate access
- Enables property owners to provide guests with a pass on their smartphone for gate entry access

DWELLING AND CORDILLERA PUBLIC SAFETY:

- Dwelling has robust emergency communication capabilities, including the ability to send targeted messaging via text, voice, and email communications.
- Dwelling gives Cordillera Public Safety more detailed, real-time data about the community and its visitors.
- Dwelling improves the efficiency of Cordillera Public Safety by streamlining agent duties and maximizing department scheduling.



How Dwelling Works

Powerful and flexible community security

CONFIGURABLE PASS TYPES

- Cordillera Public Safety can configure pass types to accommodate different gate access needs.
- Troon and All Points North (APN) will have the capability to manage their employee and client access securely.

ePASSES

- Homeowners can create guest passes in seconds from their Dwelling portal or mobile app and send them by email or text.

INTERNET-INDEPENDENT

- To ensure continuity of coverage, Dwelling operates even if Internet access is lost.

NOTIFICATIONS

- Residents can receive emails or texts confirming when guests are added to their account and guest passes are issued for their address.



Contractor and Service Provider Access

Added security for the Cordillera community



IMPROVED VERIFICATION PROCESS

- CMD will use Dwelling to manage a verified community access list for contractors and service providers.

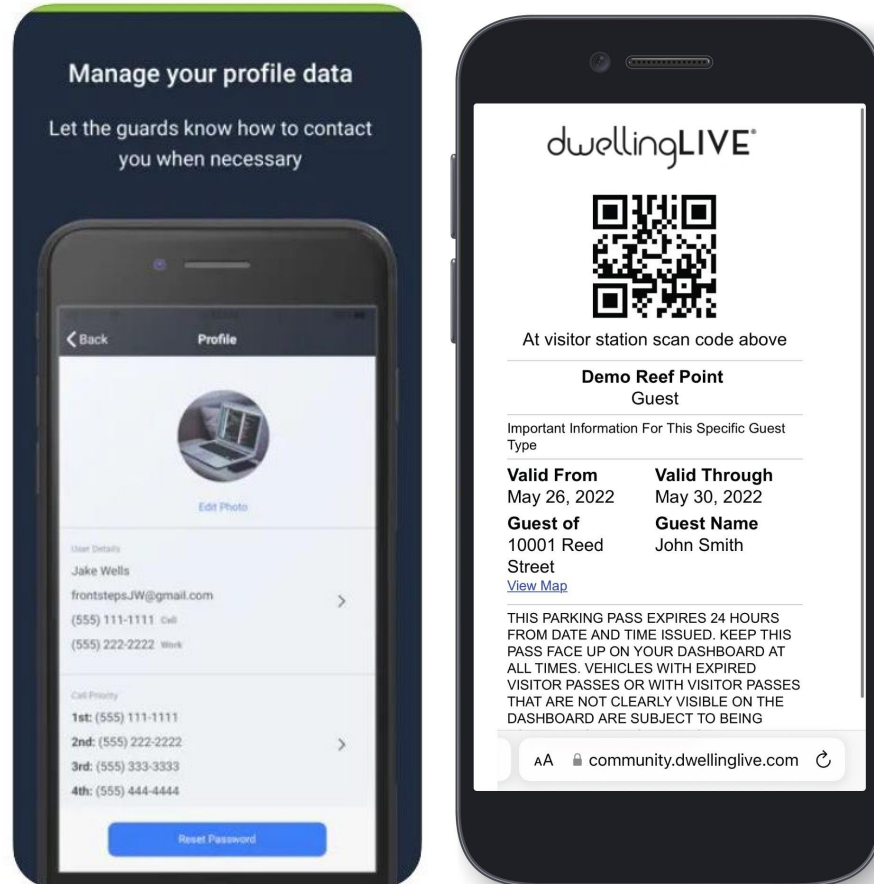
CONTRACTORS LINKED WITH SPECIFIC LOCATIONS

- Homeowners will be able to provide date-specific access for designated contractors to work on their homes.
- Public safety and homeowners will have shared knowledge of which contractors and service providers are approved to work on the homeowner's property.



CORDILLERA
Metro District

Dwelling Mobile App



BENEFITS FOR RESIDENTS:

- Easily manage your guest list and account information from an app on your mobile device.
- Provide date-specific information about contractors and service providers approved to be on your property.
- Create guest passes by selecting guests from your phone's contact list.
- Send out guest passes from your phone with a QR code for easy gate access for your friends and family.



CORDILLERA
Metro District

Dwelling in Cordillera

WHAT'S NEXT?

March–April 2024:

- Data verification and approval of contractors and service providers
- Development of verified contractor and service provider lists in Dwelling
- Community introduction campaign begins
- Contractor and service provider compliance communications begin

May–July 2024:

- 90-day notification of requirement to comply
- Soft launch for property owners
 - Property owners will be able to download the app, update and manage their profiles, and issue guest passes
- Troon and All Points North begin to manage their employee access
- Community education campaign begins
- CMD provides onboarding assistance

August 1, 2024:

- Target for launch completion

