



# MINUTES

## Cordillera Metro District Cordillera Property Owners Association

*August 17, 2018*

### In Attendance

<b>CMD Board of Directors</b>	<b>CPOA Board of Directors</b>
David Bentley, President	Ed Shriner, President
Eugene McGuire, Vice President	Rick Smith, Treasurer
Cheryl Foley, Treasurer	Larry Brooks, Secretary
Kitty George, Secretary	Jerri More, Assistant Treasurer/Assistant Secretary
John Van Deusen, Assistant Treasurer/Assistant Secretary	Mike Grier, Vice President

### Others Present:

Rachel Oys, general manager; Alan Pogue, legal counsel (via telephone); Jaime Walker, communications manager; Trevor Broersma, operations director; Members of the public: Chris Cummings, John Warren, Mike Henritze, Enrique Grisoni, Monte Irion, Margo Boyle.

### Call to Order

<b>CMD Board of Directors</b>	<b>CPOA Board of Directors</b>
Director Bentley called to order the Regular Meeting of the Cordillera Metropolitan District at 9 a.m.	Director Shriner called to order the Regular Meeting of the Cordillera Property Owners Association at 9:05 a.m.

### Declaration of Quorum/Director Qualifications

All board members acknowledged receiving notice of the regular meeting at least 72 hours in advance. No conflicts of interest were noted.

### Approval of Agenda

<b>CMD Board of Directors</b>	<b>CPOA Board of Directors</b>
Director Van Deusen moved to approve the August 17, 2018 Regular Meeting Agenda. Seconded by Director George.	Director Smith moved to approve the August 17, 2018, Regular Meeting Agenda. Seconded by Director Grier.

Upon motion duly made and seconded, the Board unanimously approved the August 17, 2018 Regular Meeting Agenda.	Upon motion duly made and seconded, the Board unanimously approved the August 17, 2018, Regular Meeting Agenda.
--	---

---

### Approval of Consent Agenda

---

<b>CMD Board of Directors</b>	<b>CPOA Board of Directors</b>
<p>Director Foley noted that she likes the new format of the minutes. This sentiment was echoed by other board members.</p> <p>Director Foley moved to approve the Consent Agenda. Seconded by Director George.</p> <p>Upon motion duly made and seconded, the Board unanimously approved the June 15 and July 27, 2018, Meeting Minutes.</p>	<p>CPOA Board Members discussed the new minutes template and how much public comment should be incorporated so the public and future board members understand the context of the decisions.</p> <p>Director More asked legal counsel if there was any issue with combining the minutes.</p> <p>Legal Counsel Pogue shared that the minutes must reflect the distinct actions of each board.</p> <p>Director Shriner requested the June 15, minutes reflect it was Beaver Creek, not Bachelor Gulch, that used Host Compliance.</p> <p>Director Smith moved to approve the Consent Agenda with the noted changes. Seconded by Director Grier.</p> <p>Upon motion duly made and seconded, the Board unanimously approved the June 15, and July 27, 2018, Meeting Minutes with noted changes.</p>

---

### Public Comment

---

Four members of the public commented on the agenda items as well as other topics which included:

- The meeting minutes format.
- Having a law enforcement presence within the community.
- Having a different system for newspaper pickup at the gates.

---

### Joint Agenda Items for Boards Discussion and Direction

---

#### Strategic Planning Consultant

Strategic Planning Chair John Warren shared the progress of the Strategic Planning Committee, and he formally requested the Boards authorize funds to be spent on strategic planning services.

The Committee was formed in February 2018. After several meetings and considerable deliberation, the Committee determined that an outside firm would have better access to research on comparable communities and data on current and future market trends. An RFQ/P was issued in July 2018, to

which eight firms responded. The proposals were reviewed by a subcommittee and two firms were interviewed. The strengths of both firms include: strategic planning, resort destination, real estate and marketing expertise. The Strategic Planning Committee met July 26, and confirmed the recommended firm to be Resonance Consultancy.

Resonance is a leading adviser on real estate, tourism and economic development for countries, cities and communities around the world. They have diverse experience working with communities to analyze current context and articulate a clear vision for sustainable destination and community development. This includes developing marketing plans for Place Branding, Brand Strategy and Brand Storyline. Resonance has offices in Vancouver and New York and is comprised of an interdisciplinary team of futurists, urban planners, writers, researchers, strategists and marketing professionals. Cordillera's primary consultants will be Chris Fair, President and Richard Cutting-Miller, Executive Vice President.

There was brief discussion about the timeframe of the process and end report. The final report will be presented to the community during the annual meeting in 2019.

*CPOA MOTION: Director Smith moved to approve \$25,000 for Strategic Planning services from Resonance Consultancy not to exceed \$50,000 in 2018 from both the CPOA and CMD. Seconded by Director More. Upon motion duly made and seconded, the Board unanimously approved the motion.*

*CMD MOTION: Director George moved to approve \$25,000 for Strategic Planning services from Resonance Consultancy not to exceed \$50,000 in 2018 from both the CPOA and CMD. Seconded by Director McGuire. Upon motion duly made and seconded, the Board unanimously approved the motion.*

---

## **CMD Agenda Items**

---

### **Public Safety**

Public Safety Operations Manager Joanne Kelley gave an overview of gate operations and various types of guest passes and transponders that provide access to the community.

Legal Counsel Alan Pogue provided information on the Metro District's authority to restrict access or limit use of the public roads within the District. The District has limited authority to restrict access or regulate traffic on public roads. The developer, through the Metro District, funded the construction of the roads with public financing; this is what distinguishes them from private roads.

General Manger Oys and Legal Counsel Pogue are continuing discussions with the Sheriff and Eagle County to outline the Sheriff's Office authority within Cordillera's gates. As of now, the Sheriff's Office will issue tickets for careless and reckless driving and issue DUIs within the community.

Directors Foley and McGuire requested to see a written policy regarding access to the community, and requested staff to put a draft together for review at the next meeting.

Resident Chris Cumming requested that he be on record as uncomfortable having law enforcement past the gates within the community.

Director George noted the results of the community survey showed property owners value public safety and are satisfied with security. She further noted it would be important to define the level of security the community wants and to emphasize communication.

---

## **CPOA Agenda Items**

---

### **Trailhead Pool Project**

There were several changes made to the design approach to upgrade the Trailhead Pool based upon the July 27, discussions with the Board. The CPOA Board further discussed the following necessary capital repairs and improvements:

- The main pool has evidence of movement of the pool shell, the shell finish is flaking, exposed rebar is rusting, and the cleaning system plumbing is exposed; the shell is salvageable, but needs repair.
- The baby pool is leaking severely; it is not salvageable and is recommended to be removed and replaced.
- The whirlpool spa has multiple cracks in the shell; it is not salvageable and is recommended to be replaced to avoid excessive future maintenance costs.
- The mechanical system equipment has reached the end of its useful life.
- Proposed additional improvements include modifying the main pool for a zero-depth entry, replacing and expanding the pool deck with pavers and adding an ADA accessible pathway.

Design, development and construction documents include obtaining accurate price estimates from the market with complete architect of record services, encompassing permit(s) and construction-ready documentation, civil engineering, landscape architecture, aquatic design, structural, mechanical, electrical and plumbing engineering.

Directors Grier and Shriner discussed the state of the reserve fund and upcoming expenses. The repairs will be considered in the 2019 budget planning process.

*CPOA MOTION: Director Smith moved to approve \$145,000 for Design, Development and Construction Documents. Seconded by Director Brooks.*

*Upon motion duly made and seconded, the Board unanimously approved the motion. Director More abstained.*

### **Annual Meeting Preparation**

General Manager Oys provided board members the CPOA meeting agenda and CPOA notes. Each board member was assigned a topic to present during the Annual Meeting.

Board members requested the Community Survey presentation be shortened due to concerns about its length and dryness of the data. The final full report will provide the community all the information and will be posted on the website.

Mike Budd, Berkshire Hathaway Colorado Properties, was added to the list of presenters at the Annual Meeting to share information on Cordillera and Vail Valley real estate trends and market data.

---

## **CMD Adjournment**

---

## **CMD Board of Directors**

Director Van Deusen moved to adjourn the Regular Meeting of the Cordillera Metro District. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera Metro District at 11:29 a.m. Friday, August 17, 2018.

---

## **CPOA Executive Session**

11:29 a.m. Director Grier and Director Smith moved to enter Executive Session pursuant to Section 38-33.3-308(4)(b), C.R.S., for the purpose of receiving legal advice regarding delinquent accounts.

12:01 p.m. Director More and Director Grier moved to conclude the Executive Session.

Present: Alan Pogue and Rachel Oys

No action was taken in executive session.

---

## **Adjournment**

## **CPOA Board of Directors**

Director Smith moved to adjourn the Regular Meeting of the Cordillera Property Owners Association. Seconded by Director Grier.

Upon motion duly made and seconded, the Board adjourned the Regular Meeting of the Cordillera Property Owners Association at 12:06 p.m. Friday, August 17, 2018.

---

## **Next Meeting**

- Next CMD and CPOA Board meeting is September 21, 2018 at 9 a.m.