
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Metropolitan District May 21, 2019

The Regular Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held on May 21, 2019 at 8:30 a.m., at the offices of Marchetti & Weaver, LLC, 28 Second Street, Suite 213, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Suzi Apple
- Bob Engleby
- Tom Jaffe
- Steve Kiselica (by telephone)
- Kent Myers

Also in attendance were:

- Ken Marchetti, District Manager
- Anne Clarke, Marchetti & Weaver, LLC
- Diane Kovalik, Secretary to the Meeting
- Eric Gutierrez - Ace Security, Public Safety
- Tom Marcin, Marcin Engineering
- Barbara Scrivens

Call To Order

The Meeting of the Board of Directors of the Cordillera Valley Club Metropolitan District was called to order by Director Jaffe, noting a quorum was present.

Disclosure Matters

Directors Engleby and Myers reported that they are also members of the executive board of Cordillera Valley Club Property Owners Association (CVCPOA). There are significant business transactions between the District and the CVCPOA. While both the District and CVCPOA serve substantially the same constituency, transactions between the two entities could constitute a potential conflict of interest. The Board noted, for the record, that this disclosure is restated at this time with the intent of fully complying with laws pertaining to potential conflicts.

Changes to the Agenda

Director Jaffe added the Clubhouse Townhome Project as a topic for discussion

Public

Comment There was no public comment.

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Minutes The Board reviewed the meeting minutes of the February 26, 2019 Special Meeting. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the meeting minutes of the February 26, 2019 Special meeting as presented.

Financials The April 30, 2019 financial statements and RETA revenue schedule were included in the Board Packet for review. Mr. Marchetti stated the preliminary assessed valuations from Eagle County are up 7% from 2017 and the District would receive more permanent projections later in the year.

Audit Mr. Marchetti presented the 2018 draft audit noting that the District received an unqualified or “clean” opinion. Upon motion duly made and seconded, it was unanimously

RESOLVED to accept the 2018 draft audit as presented.

Accounts Payable

The Accounts Payable report February 26 through May 15, 2019 was included in the Board Packet for review. Upon motion duly made and seconded it was unanimously

RESOLVED to ratify the accounts payable report as presented.

Public Safety Mr. Gutierrez presented a proposal for gate surveillance upgrade to include new cameras at the front and back gates with license plate reader and 360 view capability. The proposal included equipment purchase, installation and wireless access. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Surveillance Upgrade proposal submitted by Ace Security not to exceed \$11,000

Mr. Gutierrez discussed the current gate access system administrated by the Cordillera Metro District would be phased out by mid-July and replaced with a new system with central monitoring by Continental. The new system would include e-reader bar codes for vehicles, web-based programing and monitoring and the ability to restrict access to CVC non-property owners with programable devices. The current system at CVC and would not be compatible with the new system and require administration and repair costs to continue. The Board

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discussed the need for homeowner access convenience between CMD and CVCMD. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Cordillera Metro District proposal for a new gate access system for approximately \$15,000

Mr. Gutierrez submitted a proposal to lease one of his current vehicles instead of buying a new patrol vehicle for CVCMD. The lease would include insurance but not fuel. Director Myers inquired about the existing public safety vehicle's viability. Mr. Gutierrez suggested he could sell the existing vehicle and give CVCMD a credit towards monthly leasing with Ace Security. Upon motion duly made and seconded, it was unanimously

RESOLVED to lease a public safety vehicle through Ace Security for \$360 a month plus fuel and receive a credit upon sale of the currently owned public safety vehicle.

Mr. Gutierrez left the meeting at 9:00am

Berm & Road Updates

Mr. Marcin submitted a berm application to CDOT for construction in the right-of-way and presented a copy of CDOT's letter response to the application for construction to the Board. CDOT requested several clarifications of the application with regards to slope & grading, drainage, wildlife fencing, erosion control, construction methodology, noise mitigation, utilities and traffic control. Mr. Marcin stated it would take a month to adequately respond to CDOT's requests for clarification and would possibly need to hire a noise consultant. The application needs final approval before actual dirt placement, which is anticipated for April or May 2020.

Road shouldering was completed and under budget. Mr. Marcin suggested laying flagstone over the dirt on the sharper corners of the road to reduce road sweeping.

Ms. Scrivens left the meeting at 9:30am

Mr. Marcin presented a handout proposal from Traffic Logix for the purchase of non-permanent speed humps. The modular speed humps can be removed and stored at the park parcel in the winter. Mr. Marcin will coordinate hiring a

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contractor for installation. Upon motion duly made and seconded, it was unanimously

RESOLVED to purchase 9 Traffic Logix speed humps with black and white polka dots for approximately \$20,000

Director Myers requested the administrative office communicate the installation and road maintenance issues to the Cordillera POA for the spring newsletter.

Clubhouse Townhomes Project

Director Jaffe expressed concern about the new neighborhood project with regards to drainage and road maintenance issues. Mr. Marchetti suggested the District hire an engineer to submit a report to the Developer regarding possible drainage issues. Mr. Marchetti volunteered to contact Matt Dalton, District's attorney to review the District's road maintenance policy and contact the Developer to pay a deposit towards hiring an independent engineer to study the drainage. Upon motion duly made and seconded, it was unanimously

RESOLVED to authorize Tom Marcin hire an independent engineer, not to exceed \$2,000, to submit a drainage study on the townhomes project and further

RESOLVED to authorize Mr. Marchetti to contact the Developer to request a deposit for the independent engineer's report and further

RESOLVED to authorize Mr. Dalton to review the Eagle County submittal package by the Developer

Adjournment There being no further business to come before the Board, upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the Regular Meeting of the Cordillera Valley Club Metropolitan District Board of Directors this 21st day of May 2019 at 10:15am.

Respectfully submitted,

Diane Kovalik
Secretary for the Meeting