
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors of Cordillera Valley Club Metropolitan District May 16, 2023

A Regular Meeting of the Board of Directors of Cordillera Valley Club Metropolitan District, Eagle County, Colorado, was held on May 16, 2023 at 8:30 a.m. The meeting was held as a teleconference.

Attendance The following Directors were present and acting via teleconference:

- Kent Myers
- Jeff Lamb
- Rick Jablonski
- Tom Jaffe

The following Director was absent and excused:

- Bob Engleby

Also, in attendance via teleconference were:

- Ken Marchetti, Marchetti & Weaver
- Erin McCauley, Marchetti & Weaver
- Tom Marcin, Marcin Engineering
- Connie Dorsey, Homeowner
- Erick Gutierrez, Public Safety

Call To Order

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

Disclosure Matters

Director Myers is a member of the Executive Board of the 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.

Agenda

The Agenda was reviewed and approved as presented.

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Election of Officers

The Board discussed the election of officers. Upon a motion duly made and seconded, it was unanimously

RESOLVED to elect officers as follows:

Jeff Lamb – President
Kent Myers – Treasurer
Rick Jablonski - Assistant Secretary/Assistant Treasurer
Tom Jaffe – Assistant Secretary/Assistant Treasurer
Bob Engleby – Assistant Secretary/Assistant Treasurer

Public Input There was no public input.

Minutes The Board reviewed the meeting minutes of the February 21, 2023 regular meeting and the April 26, 2023 special meeting and upon motion duly made and seconded it was unanimously

RESOLVED to approve the meeting minutes of the February 21, 2023 regular meeting and the April 26, 2023 special meeting.

Public Safety

Mr. Gutierrez provided an update on the Gatehouse Solutions software testing for gate access; the staff has been trained on an officer workstation which the staff has found easy to use and navigate. At this time, there has not been much use by daily visitors for testing purposes, Erick requested another notice be sent to the community requesting that homeowners report visitors to the gatehouse. It was noted that passes can also be printed for visitors to display in their vehicles for ease of entering.

The requirements of the system are limited to one entry per house or address, so multiple guests or situations like Air B&B will need to be worked through. Discussion was held on how to manage these situations within the limits of the system.

Speed bumps have been installed and flashing speed signs are up. Mr. Guterrez will begin morning and summer patrols after the Memorial Day holiday weekend.

Director Lamb recognized notable improvements with speeding vehicles since the repainting of lines on Beard Creek Trail.

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Mr. Guterrez will need new maps of the community now that the Club Residences are nearly complete and other community changes have been made; the current maps are outdated.

Bears are active so homeowners have been reminded to only set their trash out the morning of pickup, and contractors will be told to not leave trash behind on the construction site.

At the Club Residences construction site, a semi ran over the curb and it is still in need of repair. Mr. Guterrez will contact the necessary parties to get this repair done.

Club Parking

Director Jablonski provided a report to the Board regarding his meeting with Mike Henritze for additional parking for the clubhouse. Mr. Henritze was notified that the District will provide funding for 50% of the project cost, up to \$120,000. Mr. Marchetti explained that an easement from the Club for the parking area would be required. Alternatively, the portion of the project that the District is funding could be the portion which is on District land that is paid for by those funds, rather than the portion of the project on the club property. The District may not spend public dollars on improvements to private property without having an adequate easement in place.

Director Jablonski left the meeting at this time.

Marcin Engineering

Update

Marcin Engineering received a response from CDOT regarding the berm, and more questions were asked by CDOT on the project regarding ordinances, type of project and roadside safety. Mr. Marcin stated that it is unlikely CVC will receive approval for the project in 2023.

Bids were requested for the drainage repairs and no bids were received. The bid acceptance period has been extended to May 19th and several contractors were contacted to submit bids.

The berm infill project also needs a contractor, bids will be requested.

Other Business

Director Jaffe has sold his home and when the sale closes he will no longer be eligible to serve on the Board of Directors. Mr. Connie Dorsey, present at the meeting, volunteered to serve on the Board in place of Mr. Jaffe. By motion duly made and seconded, it was unanimously

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RESOLVED to appoint Connie Dorsey to fill the vacancy from Mr. Jaffe's Board seat.

Mr. Dorsey will be added to the reported conflicts as he is also a member of the POA Board.

Financial Report

Mr. Marchetti reviewed the 2022 Audit Report which was a clean audit opinion issued by Chadwick, Steinkirchner and Davis, an independent CPA audit firm. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the 2022 Audit as presented.

Mr. Marchetti reviewed the April 30, 2023 Financial report, and also discussed the estimated 60% increase in assessed value for 2024. Discussion was held regarding this increase and the temporary mill levy credit included in the budget.

The preliminary 2024 budget shows two versions currently, one to reflect Proposition HH passing and another if it does not pass. Mr. Marchetti reviewed the distribution of Eagle County property taxes to various entities. By motion duly made and seconded it was unanimously

RESOLVED to approve the April 30, 2023 financials as presented.

Accounts Payable

The Accounts Payable report was included in the board packet for review. By motion duly made and seconded it was unanimously

RESOLVED to ratify payments which have been made and approve the invoices not yet paid.

Adjournment

There being no further business to come before the Board at this time, by 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 16th day of May, 2023.

Respectfully submitted,

Erin McCauley

Erin McCauley
Secretary for the Meeting