

CORDILLERA METRO DISTRICT

# ANNUAL REPORT

2020





# A MESSAGE FROM THE GENERAL MANAGER



This year was punctuated by COVID-19.

In such a challenging environment, we have anchored ourselves to our purpose and our values. Fundamentally, Cordillera Metro District exists to provide excellent customer service, infrastructure operations and maintenance. We connect with property owners daily and have become family over the years. As we do so, we make decisions based on our core values of putting people first, doing what is right and reaching higher. This year gave us ample opportunities to live all three.

Having been a metro district since 2003, we are no stranger to change. We have navigated natural disasters, depressions and conflicts. Our commitment to emergency preparedness has been at the forefront of our trainings, partnerships and procedures which ultimately enabled our team to continue superb services while responding to the pandemic and wildfires, while helping CPOA transition to GrandManors.

Now, we look toward the future with a resilient portfolio of experiences and services, strong relationships, a healthy balance sheet and steady reserves projected at \$6.5 million for 2021.

Most importantly, we have a dedicated team of 49 employees propelling us forward. They have persevered even as their work routines and personal lives have been heavily disrupted by the COVID-19 pandemic.

Yet despite all of these challenges, what the past year has taught us is that we are capable of much more than we previously thought. We are grateful to our Board members, employees, property owners and community partners. Alongside all of them, we will continue to make Cordillera a district that leads in the areas that matter most. Please join me in taking great pride in the community that you call home – Cordillera!

Rachel Oys

General Manager  
Cordillera Metro District

# BOARD OF DIRECTORS

## ACTIVELY LEADING AND SERVING THE COMMUNITY



David Bentley  
President



Cheryl Foley  
Treasurer



Eugene McGuire  
Vice President



John Van Deusen  
Secretary



Dan Roberts  
Asst. Treasurer /  
Asst. Secretary

"As we close out 2020 and welcome the New Year, I'd like to recognize our team of dedicated Cordillera Metro District (CMD) employees who once again did an exemplary job under the leadership of our General Manager Rachel Oys. From plowing our roads in the winter to managing our landscaping in the summer to manning the gates year-round, the CMD staff delivers the level of quality services that are the infrastructure backbone of Cordillera and the hallmark of our great community. I would also like to extend a very special welcome to the over one hundred new families who have joined our Cordillera community this year. You'll love it here!" - David Bentley

"I fell in love with the spectacular vistas of Cordillera from the first moment I drove up to the TimberHearth in 1994 (the road didn't go any further back then). In 2018 I volunteered to serve on the CMD Board because I wanted to give back to my community and because I thought I could help improve communication and interactions between the Board and all of our residents. Although the Cordillera physical environment is breathtaking, my truly favorite thing about Cordillera is its people, my friends and neighbors! We are united in our love for this special place and the happiness it brings us." - Cheryl Foley

"We discovered Cordillera twenty years ago, and how it changed our lives! Open space, true mountain feel, extraordinary scenic vistas, world-class golf club, and interesting and diverse people are what makes Cordillera the premier private golf community in the Rocky Mountains, if not in the country. I was fortunate to be elected to serve on the Board of the Cordillera Metro District, the backbone of the community and appreciate the opportunity to help make Cordillera even better." -Eugene McGuire

"After owning, then selling my consulting business after 30 years, I wanted to give back and ran for the CMD." -John Van Deusen

"I enjoy working on projects that will make a positive difference for Cordillera not only in the short run but for years to come. In Cordillera neighbors share a passion and appreciation of the incredible natural beauty we are blessed with here."  
-Dan Roberts

The Cordillera Metropolitan District (CMD) – a quasi-governmental entity – is responsible for the operations and maintenance of Cordillera's infrastructure which includes public safety, administration, community operations, roads, trails, open space, equestrian center, Bearcat Stables, trailer parking, river parcel, ponds, dog park, garden plots and capital projects. Special districts in Colorado are regulated by state and county governments.

### The Board adopted:

- [Emergency Operations Plan](#)
- [Local Disaster Declaration](#)
- [Employee Handbook](#)
- [Civility Pledge](#)
- [2021 Budget](#)



Kitty George recognized for serving from 2017-2020 on the Board.



# RELENTLESS FOCUS ON PROTECTING OUR COMMUNITY AND EMPLOYEES

Safety has always been a priority in Cordillera. In 2020, our safety protocols were tested as we responded to the COVID-19 pandemic. We adapted to comply with public health orders and to preserve the services our property owners value. Our team rose to the challenge by implementing safety precautions, modifying services and, above all, showing up with an unwavering commitment to their coworkers and the community.

Staff partnered with local and state emergency organizations to coordinate messages and responses, which resulted in:

- 192,408 communications sent to 1,397 property owners, 86 property managers, 33 short term rental properties and 1,089 vendors/contractors in English and Spanish with 78,359 opens (~60%)
- Cordillera Emergency Alert system: 20,804 emails, 24,685 texts and 2,069 phone calls
- Involved in Eagle County Emergency Operations Center and Joint Information Center calls to stay up-to-date on COVID-19 restrictions and public health order updates

A new state-of-the-art and innovative Synexis BioDefense air purification system has been installed at the Ranch and Divide gatehouses, Community Operations, Administration and Equestrian buildings to continuously reduce pathogens in the air and on surfaces, including viruses, bacteria, odors and mold.

**WE GOT THIS**  
**MÁS FUERTES JUNTOS**

Do you know our current level?

PROTECT OUR ENVIRONMENT CAUTION CONCERN HIGH RISK SEVERE RISK EXTREME RISK

GREEN BLUE YELLOW ORANGE RED PURPLE

Scan here for the most up-to-date information on Eagle County and Colorado

VISIT [EAGLECOUNTYCOVID.ORG](https://www.eaglecountyco.gov/covid-19)

**5 COMMITMENTS OF CONTAINMENT**

WEAR A MASK WASH OUR HANDS GET TESTED IF WE'RE SICK SOCIAL DISTANCE STAY HOME IF WE'RE SICK

#EAGLECOUNTY #INVALLEYVOICE #RANCHCORDILLERA

"I need to once again thank you and commend you for your incredible handling not just of the Covid-19 crisis, but in general. I shared last Friday's *Cordillera Connection* with some of my friends and they all were impressed since ... [another] resident community does not receive that sort of weekly, or even monthly, information."

- Cordillera Property Owner



EC Alert, the emergency alert system for Eagle County, enables emergency management agencies and first responders to quickly and efficiently provide Eagle County residents and visitors with critical information, from severe weather and unexpected road closures to notifications about missing persons or evacuations.

Subscribers to EC Alert can receive these time-sensitive messages based on chosen alert areas and categories, as well as reverse 911 notifications for the geographic area or neighborhood associated with the physical address.

Property owners should also sign up for Cordillera-specific alerts, newsletters, communications, as well as filling out the emergency information survey.

**1** Log in.

## Sign up

Creating a profile takes just a few minutes. Remember your username and password so you can log in and change your information at any time.

- \* Username
- \* First Name
- \* Last Name
- \* Password
- \* Confirm Password
- \* Security Question
- \* Answer
- \* Registration Email

I accept the [Terms of Use](#)

[Create Your Account >](#)

## Notifications

General Weather

**Area Alert**  
2020-12-21 09:18:49 MST  
The bridge on HWY 6 W of the Sylvan Lake Roundabout in Eagle will be one lane between 10am and 3pm.

**Vail Pass Closed**  
2020-12-11 20:51:47 MST  
Vail Pass Closed I-70 WB...

**Vail Pass Closed**  
2020-12-11 20:45:36 MST  
Vail Pass Closed I-70 EB...

**Vail Pass Closed**  
2020-12-01 07:13:35 MST  
Vail Pass Closed I-70 EB...

**Vail Pass Closed**  
2020-11-24 04:21:17 MST  
Vail Pass Closed I-70 EB...

Receive Eagle County Alerts

**3**

**2**

**4**

Receive Cordillera Alerts and Information

**Public Safety** is tasked with keeping the community safe. The department is available 365 days a year, 24 hours a day. What does this mean for you?

- Responded to **1,157** calls
- Greeted **218,464** vehicles through the gates
- Issued **553** bicycle permits
- Issued **590** CordilleraIDs
- Managed **50** trailer parking spaces
- More than **250** hours of staff training

The **Safer In Cordillera** committee was formed this summer with the mission to keep all residents safe at home in Cordillera. With a focus on traffic calming to keep Cordillera roadways safe for drivers, pedestrians and bicyclists, the committee focused on the “Three Es:” education, enforcement and engineering.



## CORE SERVICES

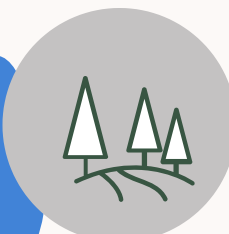
**Community Operations** keeps Cordillera running smoothly with its planned maintenance including:

- **2,515** work orders completed
- **93** preventative work orders completed
- Upgraded plow lights with LEDs for safety
- Maintained **40** lane miles of road year-round including plowing **154** inches of snow over **47** days
- Cleared plugged culverts on Fenno Drive and other rights of way to prevent landslides
- Installed (and removed) speed bumps
- Paved Red Draw, Red Tail Ridge and Peregrine Drive
- Obtained permit for road work to improve sight lines for Cordillera Way and Squaw Creek intersection for 2021



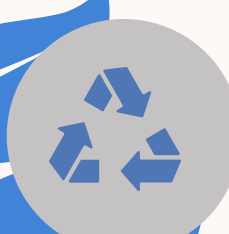
# RESOURCE AND ENVIRONMENTAL PRESERVATION

Homeowners value Cordillera's wilderness—feeling far removed from town with wildlife nearby. Cordillera is committed to preserving these natural spaces and practicing superior environmental stewardship. Our commitment includes preserving open space and ecosystems; protecting the quality of our water, air and other natural resources; reducing energy, fuel and water use.



## Open Space

Map, protect and create areas for nature. This includes public lands mitigated in 2020; 32 miles of hiking trails maintained; 3,237 acres of open space preserved; removal of standing, dead Douglas Fir trees; seasonal trail closures to protect wildlife.



## Trash and Recycling

Our environmental commitment can't succeed without you. In 2020, 63% of homeowners participated in curbside recycling with a 36% diversion rate and 234 tons of recyclables were kept out the landfill. In addition, 94 additional tons of recyclables were taken from the community operations dumpsters.



## REALFire

To protect Cordillera from the threat of wildfire, 42 acres of public and open space were mitigated, 1,340 trees were treated to protect against beetles and over 100 properties were assessed. Cordillera became a FireWise community in 2005.



## Collaboration

Cordillera donated tons of manure from the Equestrian Center to Dry Creek MotoCross in Gypsum—a win-win as it keeps it from the landfill, saves Cordillera \$7,000 and assists the motocross track. In addition, staff participated on the Climate Action Collaborative and Eagle River Watershed Council, helping with the annual river cleanup.

# CORDILLERA PARTNERS

Vail Health and Colorado Mountain Medical have been tirelessly responding to and adapting to the ever-changing pandemic plaguing the world and our community. Until the COVID-19 vaccine is available to the general public, everyone must continue to be diligent about mask-wearing, social distancing and adhering to public health guidelines. Through Eagle Valley Behavioral Health, a subsidiary of Vail Health, added 40 providers for the community. COVID-19 has been taxing on people's health, so please check on your neighbors, friends and family. The COVID-19 pandemic has shown the strength of our community and our willingness to collaborate. Vail Health thanks the Cordillera community for their continued support. Stay safe and healthy!



2020 was an extremely busy wildland fire season, with Eagle River Fire Protection District (ERFPD) responding to 2,000 calls. The COVID-19 pandemic elevated the complexity of calls and required an increased emphasis on safety. The U.S. Forest Service reported that the number of acres burned in national forests was the most since 1910. ERFPD crews responded to 16 wildland fires in the county, as well as 10 state and national fires, including the Grizzly Creek Fire, which threatened structures in Eagle County. ERFPD provides free wildland risk assessments for properties and it recently rolled out Community Connect, an application focused on protecting residents and their property. ERFPD encourages everyone to create a profile and sign up for the program at Eagle County Community Connect.



Northwest Colorado Council of Governments (NWCCOG) is a voluntary association of county and municipal governments that believes in the benefits of working together on a regional basis. NWCCOG serves 26 member jurisdictions in a 5-county region of northwest Colorado.



In 2020 (as with every year), Eagle Valley Land Trust (EVLTL) monitored the Cordillera Ridgeline Open Space, which is permanently protected in partnership with Eagle County Open Space. The 167-acre property, which was conserved in 2014, overlooks the Eagle River Valley and helps protect not only important wildlife habitat, but also a scenic viewshed. In addition, EVLTL protected the 1,900-acre Mulroy Ranch in December and is working to protect Sweetwater Lake in partnership with The Conservation Fund. Learn more about EVLTL.



Vail Valley Partnership (VVP) collaborates with local businesses, government officials and municipal leaders to ensure that Eagle County's economy continues to grow, perpetuating a successful community. Read VVP's Annual Report.



2020 was a challenging year between the pandemic and drought conditions. As we head into 2021, Eagle River Water and Sanitation District (ERWSD) expects the continuing drought to worsen, therefore protecting our water supply, minimizing our impacts and managing customer irrigation demands will be key. This requires cooperation from Cordillera residents to reduce their water consumption, particularly through managing irrigation usage, which has the biggest impact on stream flows. We made several improvements to the water system supplying Cordillera that will maintain our ability to provide a high level of service including:

- Replacement of the Fenno Well House
- Cordillera East 1 Booster Pump Station Emergency Power
- Remote Telemetry Unit (RTU) Improvements
- Red Draw Auto Flush Valve
- AMI Antenna Installation
- Tank Mixing





# BOLDLY GENEROUS, QUIETLY COMMITTED



DOING THE MOST GOOD™



EAGLE VALLEY  
COMMUNITY  
FOUNDATION



a serious fun camp



SCL Health  
ST. MARY'S

Our commitment to creating a community where all individuals thrive is always at the forefront of employees and residents alike. While many struggled, Cordillera homeowners helped in the following ways:

Volunteers spearheaded a canned food drive that benefited those who are hungry in Eagle County, resulting in over 1,348 pounds of food donated to the Eagle Valley Community Foundation and Food Pantry.

CordilleraCares donated over \$200,000 to Roundup River Ranch.

Residents continued to donate throughout the year to various charities in the Eagle River Valley including the Salvation Army.

Also in July, 29 Cordillera residents donated blood to St. Mary's Hospital.

# REAL ESTATE

Suddenly, the rest of the world seems to know what we already knew about Cordillera: spectacular views, miles of trails, friendly neighbors and a variety of amenities and services.

In 2020, the Cordillera real estate market was strong. To date, 109 properties have been purchased in Cordillera, totaling \$160,567,400 in sales, with the resulting RETA revenue \$3,211,348.

The average sale price was \$1,474,354, which included lots.

Why do people love living in Cordillera?

"Value. High-quality home with a large lot and amazing views, three top golf courses with legacy membership for my three sons to use, athletic center, restaurants, road maintenance, pools and activities for children .... plus, it's not crowded. Total package for an amazing price. That's what I call VALUE!"

"Has more amenities than any other development without feeling like a track home development or massive build w/ small lots... Frankly Cordillera is beautiful & teeming with wildlife and nature, quiet, peaceful, healthy lifestyle!"

"Loved that it is near Edwards, but also feels like its own get away."

TRAILHEAD	ACTIVITY	TRAILS	DISTANCE (Approx.)
SEASON			
8	* *	Timbers to Trailhead Loop	2.2 miles
		Red Draw Loop	1.2 miles
		Jack Frost Loop	2.3 miles
9	* * *	Red Draw Loop	1.2 miles
	* * *	Trailhead Red Draw Loop	3.0 miles
	* * *	Trailhead Loop	1.3 miles
	* * *	Timbers Trail Loop	2.2 miles
	* * *	Whittaker Walk Trail	1.0 mile
11	* *	Murphy Creek Trail	0.45 miles
	*	Get-A-Long Trail	1.0 miles
12	*	Get-A-Long Trail	1.0 mile
	*	Zhrv/Yordi Trail	1.5 miles
13	* * *	Quarter Horse Loop	1.0 mile
	* * *	Fox Trotter Loop	1.6 miles
	* * *	Territory Trail	0.75 miles

ACTIVITY	PONDS
P1	Granite Springs
P2	Red Draw
P3	Granada Glen
P4	Bearden

**EVACUATION ROUTES:**

- A. EMMA'S WAY exit is between Emma's Way and W. Squaw Creek Rd.
- B. DIAMOND STAR RANCH exit is on the west side of Summit Trail, approx. 1/2 mile above Summit Fire Station
- C. THE TERRITORIES TRAIL exit starts at the bottom of the Territories and goes to the old Salt Creek Rd. off of Brush Creek Rd., south of Eagle



# EQUESTRIAN CENTER

There isn't another equestrian center similar to Cordillera's anywhere nearby, with three indoor/outdoor riding arenas, boarding stalls with daily turn outs as well as outdoor living paddocks and training facilities. The Cordillera Equestrian Center is the largest such facility in the Vail Valley, boarding up to 48 horses. Boarders enjoy the best care by a caring, compassionate staff. Property owners have priority in boarding.

Right from this world-class facility, riders can access thousands of acres of National Forest trails that retrace the footsteps of Colorado's earliest pioneers.

Due to COVID-19 the barn is closed to the public. Boarders, trainers, veterinarians and farriers come at scheduled times to keep the number of people to a minimum.

## Number of Boarded Horses

### Inside Stalls Horses:

Property Owners	4
Non-Property Owners	18
Horses Anticipated or on Wait List	1

### Outside Paddock Horses:

Property Owners	10
Non-Property Owners	9
Horses Anticipated or on Wait List	2



# STRATEGIC RESOURCE ALLOCATION AND LONG-TERM SUSTAINABILITY



## ENHANCED SERVICES



## NO TAX INCREASE



## HEALTHY RESERVES

The CMD Board unanimously approved the 2021 budget on December 11, 2020. The Board and staff take great pride in presenting a balanced budget with no tax increase to the Cordillera property owners for 2021.

Reserve funds are projected to total \$6,558,567 at the end of 2021 and are comprised of 7 funds:

- CMD General \$2,741,716
- CMD Debt Service \$222,722
- CMMD Debt Service \$250,171
- CMD Bond Reserve \$332,777
- Capital \$499,354
- Water \$2,259,867
- Cordillera Habitat Enhancement for Wildlife \$251,960

**BUDGET RESOURCES**

- [2019 AUDIT](#)
- [2020 BUDGET](#)
- [2020 3RD QUARTER FINANCIALS](#)
- [2021 BUDGET](#)

Revenues are predominately from annual property and special ownership taxes (vehicle sales and registrations), 81%, totaling \$4,754,221. The total revenue, including equestrian center, CPOA service agreement, public safety and other fees, is expected to total \$5,809,927, a decrease of 14% from 2020.

Cordillera has 3 mill levies applied to property taxes depending on the neighborhood.

- CMD General Fund operating mill levy will remain at 48.74 mills, totaling \$4,439,776 in property taxes based on Cordillera's total assessed value. Each property owner pays this operating mill levy annually to fund annual operating costs and is applicable to all Cordillera neighborhoods.
- CMD Debt Service Fund mill levy will remain at 13.55 mills, totaling \$1,002,395. The Divide and Ranch pay this mill levy; the remaining total debt of \$1,032,939 will be paid off in 2022. In 2023, property owners can anticipate approximately \$968.97 in savings per year per \$1,000,000 home market value, or \$393 based on a \$100,000 land market value.
- CMMD Debt Service Fund mill levy will remain at 39.15 mills, totaling \$741,910. The Summit and Territories pay this mill levy; the remaining total debt of \$720,198 will be paid off in 2022. In 2023, property owners can anticipate approximately \$2,800 in savings per year per \$1,000,000 home market value or \$1,135 based on a \$100,000 land market value.

Expenditures, including operating and personnel, are expected to total \$4,456,289, a decrease of 15% from 2020.

Capital expenditures total \$1,115,400 and an additional \$179,150 is expected to be added to the Capital Fund for a total of \$1,282,353 being transferred from the General Fund.

# BUDGET PERFORMANCE

## General Fund

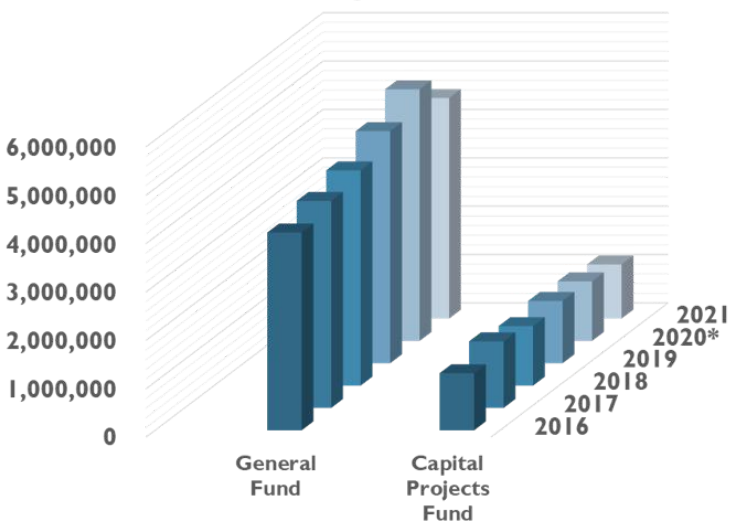
	2020 Approved Budget	Projected Through 12//31/20	\$ Amount 2020 Projected Over (Under) 2020 Budget	2021 Approved Budget	\$ Amount 2021 Budget Over (Under) 2020 Budget	Percentage 2021 Budget Over (Under) 2020 Budget
Revenues	6,759,565	6,642,053	(117,512)	5,809,927	(949,638)	-14.30%
Expenditures	5,199,736	4,874,933	(324,803)	4,456,289	(743,447)	-15.25%
Revenue Over (Under) Expenditures	1,559,829	1,767,120	207,291	1,353,638		
Transfer to Capital Projects Fund	(1,380,000)	(1,380,000)	0	(1,282,353)	97,647	-7.08%
Change in Fund Balance	<u>179,829</u>	<u>387,120</u>		<u>71,285</u>		
Beginning Fund Balance	2,283,311	2,283,311		2,670,434		
Ending Fund Balance	2,463,140	2,670,434		499,354		

See the [2021 Adopted Budget](#).

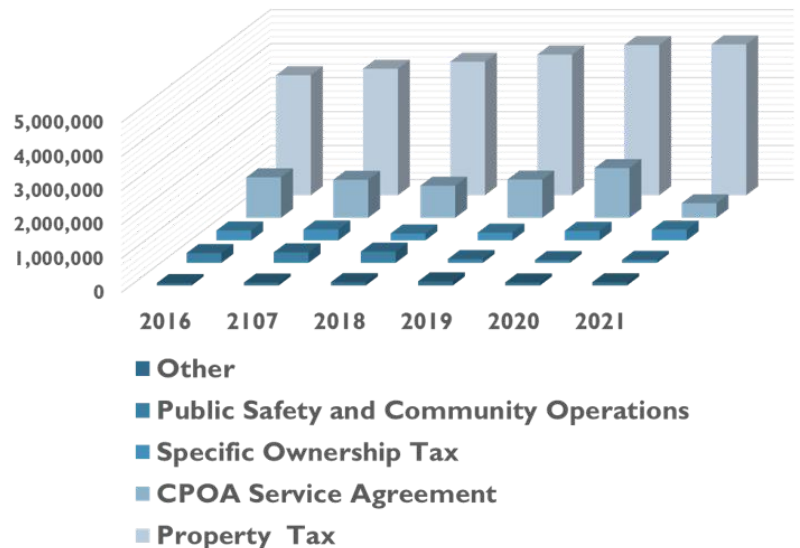
## 2021 EXPENDITURES BY DEPARTMENT



## HISTORICAL EXPENDITURES BY FUND



## HISTORICAL REVENUE



## ROAD PROGRAM



- \$428,000- Overlay Fenno from Cimmaron to Settlers Loop and Extend Multi-Use Path
- \$166,000- Add Cordillera Way Multi-Use Path and Guardrail
- \$40,000- Move Squaw Creek at Cordillera Way and Extend Guardrail
- \$40,000- Traffic Calming

## IT AND SYSTEMS



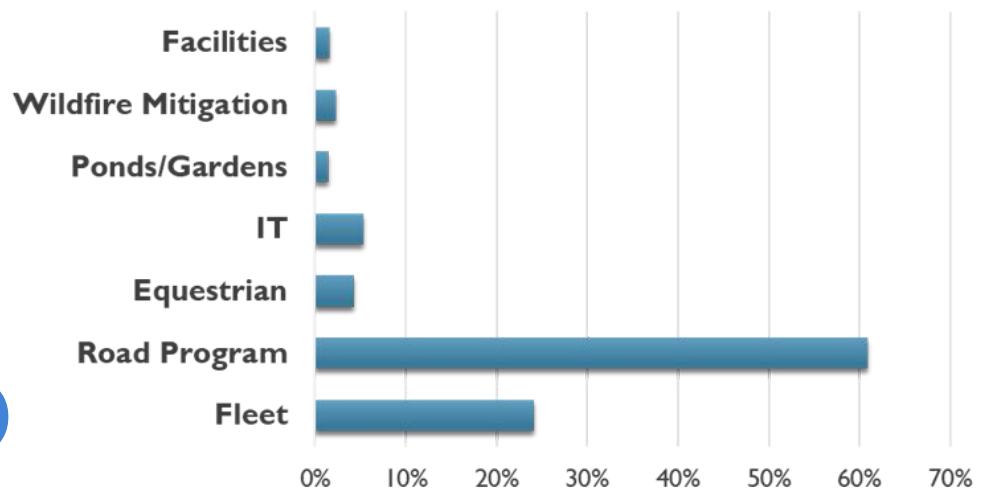
- \$19,200- Replace Workstations
- \$40,000- Accounting Software

# 2021

# Capital Projects

# \$1,115,400

## CAPITAL BY TYPE



## FACILITIES AND GROUNDS



- \$9,000- Replace Salt Storage Shed
- \$43,000- 2 and 4 Post Vehicle Lifts
- \$7,000- Replace Pavilion Granada Glen
- \$8,500- Upgrade Admin Fire Suppression System
- \$6,000- Replace Admin Curb and Gutter
- \$8,000- Indoor and Outdoor Arena Jumps
- \$40,000- Replace Paddock Fencing
- \$10,000- Xeriscaping
- \$25,000- Healthy Forest
- TBD Bearden Ponds

## HEAVY AND LIGHT EQUIPMENT



- \$65,200- F-550 Ford Plow Truck
- \$75,000- Tandem Dump Truck
- \$16,000- Shaping Bucket for Bobcat Mini-X, Broom
- \$42,000- CAT Skid Loader
- \$16,000- Kubota RTV900
- \$11,500- Jacks

“During this challenging time, you have shown us the true character of our community. You never shrank from the challenge, always rising to the occasion—with decisive action, inspiring innovation and remarkable determination. You have stepped forward with flexibility, resiliency and resolve; operating as closely to normal as possible while ensuring the health and safety of everyone in Cordillera.”

– CMD Board of Directors to CMD Employees

Amanda Sessler  
Antonio Garcia  
Aubrey Lewis  
Barry Smith  
Brian Somers  
Brittany Herr  
Brogan Murray  
Bryan Gustafson  
Carolyn Perea  
Carter Coleman  
Charlene Koegel  
Christopher Comroe  
Claudia Wells  
Clifford Simonton  
Cole Haygood  
Cynthia Souply  
Cynthia Aguilar  
Dominique Ferguson-Jones  
Elizabeth Robinson  
Elleya McCombs  
Fernanda Montenegro Bazani  
Glenn Tomasko  
Heather Hower  
Irving Castillo Perez  
James Rabun  
Janet Hill  
Jennifer Lynn Payne  
Jesse Koelliker  
Jesus Dozal Barraza  
Joanne Kelley

Jonathon Reid  
Jose Ovalle Maldonado  
Jose Velasco  
Joseph Helminski  
Joshua Williams  
Justin Smith  
Kaitlin Driscoll  
Kathleen Morrow  
Madison Borel  
Manny Rodriguez  
Manuel Chavez  
Matt Worley  
Michael Macnamara  
Micheal Hyslop  
Mira Jolliff  
Rachel Oys  
Raymond Wolfe  
Robbie Gregg  
Robert Roman  
Ronald Hoppner  
Salvador Garcia  
Samuel Lazar  
Shayden Jones  
Tom McDonough  
Tracy Stowell  
Trevor Broersma  
Wesley Zittel  
William Grosshuesch  
William Morris

“Best job I've ever had. Best workplace by far. Easily top 2 teams I've ever worked on. It has its bumps and its grumps, but I can't imagine not working here. Something I tell all the trainees, at first it seems like a huge community and it's almost overwhelming. After a little while it just becomes sort of a big family.”

– Bill Morris

“From the views of our beautiful property and surrounding mountains and valleys, Cordillera is beautiful inside and out. I truly enjoy serving the homeowners and staff of our community. No two days are alike, from accomplishing challenging tasks to visiting with guests and homeowners. Every day is fun and exciting.”

– Justin Smith