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# RECORD OF PROCEEDINGS

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## Minutes of the Meeting Cornerstone Owners Association Board of Directors June 28, 2021

A meeting of the Board of Directors of the Cornerstone Owners Association (“Association”), Montrose and Ouray Counties, Colorado, was held 1:00 p.m. Monday, June 28, 2021. The meeting was held as a teleconference meeting in accordance with the applicable statutes of the State of Colorado, Public Health Order 20-23, and the state of emergency declared by the Governor of Colorado March 10, 2020.

**Attendance** The following Directors were present and acting via teleconference:

- Jon Nelson
- Warren Ache
- Bob Aisner
- Scott Heape
- Rich Moses

Also in attendance via teleconference were:

- Candyce Cavanagh, Orten Cavanagh & Holmes LLC
- Jason Stroehlein, Cornerstone Club
- Eric Weaver, Marchetti & Weaver, LLC
- Erin McCauley, Marchetti & Weaver, LLC

**Call to Order** The meeting of the Cornerstone Owners Association Board of Directors was called to order by Director Aisner at 1:06 PM noting that a quorum of the Board was present.

**Public Comment** No public was in attendance.

**Minutes** The Board reviewed the minutes of the May 10, 2021 meeting and upon a motion duly made and seconded it was unanimously

**RESOLVED**, to approve the May 10, 2021 meeting minutes as presented.

**Business** Director Nelson, and Mr. Stroehlein will be meeting with the Forest Service on July 1 to review the health of the forest. Director Nelson reported at approximately 10,000 feet elevation, the aspen stands are healthy as a result of location and water availability. At lower elevation, drought has had an impact on the majority of the trees. A thinning operation may be necessary to allow the healthy, larger trees to thrive.

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## CORNERSTONE OWNERS ASSOCIATION June 28, 2021 Board Meeting Minutes

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Director Aisner reported an owner has requested permission to remove dead trees from their lot, noting the Charter does allow removal of trees as a part of forest health.

Director Aisner explained the need for a formal Design Review Committee and proposed a three-member board to include Russell Geis, Brian Wallin, and Bill Allen. Discussion was held regarding enforcement of the Charter and Covenants. Application fees would likely be required for items such as approval of plans or to build. Director Aisner suggested a notice be sent to property owners that enforcement of the Covenant will be taking place going forward and identifying the matters which are in need of addressing.

Director Aisner provided an update on the Madden tree removal matter. A response was received from Mr. Madden's attorney, with a red-line version of the settlement agreement. After discussion between the parties, Mr. Madden agreed to pay the full amount of \$55,000 at this time to resolve the matter, and has signed the agreement. The legal name of the titleholder of the property, legal description of the property and signatory are to be confirmed and the agreement amended if necessary to include these items. Upon a motion duly made and seconded it was unanimously

**RESOLVED**, to accept payment of \$55,000 and approve the settlement agreement with Mr. Madden, amended to include the legal name of the titleholder of the property, legal description of the property, and appropriate authorized signatory.

### **Adjournment**

There being no further business and upon motion duly made and seconded, it was unanimously

**RESOLVED**, to adjourn the meeting.

Respectfully submitted,



Erin McCauley  
Secretary for the meeting