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# RECORD OF PROCEEDINGS

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## Minutes of the Meeting Cornerstone Owners Association Board of Directors August 23, 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, August 23, 2021. The meeting was held via teleconference.

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

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

The following Director was absent:

- Rich Moses

Also in attendance via teleconference were:

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

**Call to Order** The meeting of the Cornerstone Owners Association Board of Directors was called to order by Director Aisner at 1:07 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 June 28, 2021 meeting and upon a motion duly made and seconded it was unanimously

**RESOLVED**, to approve the June 28, 2021 meeting minutes as presented.

**Business** Director Aisner provided a review of the letter which was sent to the Owners regarding covenant compliance and noted positive feedback has been received. The Board will wait approximately thirty days, and at that time, drive the community to identify any non-compliant matters which need to be enforced.

Mr. Stroehlein reported all trees have been planted to replace what Mr. Madden removed, and irrigation has been installed. At this time, costs total just under \$50k. Seeding was done to replenish wildflowers and grasses as needed.

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Director Nelson gave an overview of the information he has gathered regarding forest health. Mr. Stroehlein and Director Nelson met with a representative from Colorado State, who gave a report on the state of the trees. A significant amount of dead aspen trees exists. There are several options for removal including clear cutting, harvesting, bringing in a logging company, cut the trees and mulch them in place, or use a grinder. Discussion was held regarding removal of dead trees by an owner on their own lot and what is or is not allowed. Upon a motion duly made and seconded it was unanimously

**RESOLVED**, to grant permission to owners to remove any standing dead trees on their personal lot. Any trees to be removed outside the building envelope would require approval by the Design Review Committee.

Mr. Aisner noted the most recent revision of the Design Guidelines, dated 2007, lists outdated contacts. This, among other items, are in need of updating. Discussion was held regarding proposed members of the Design Review Committee and their qualifications. Brian Wallin, Russell Geis, and Bill Allen were named, and have agreed to serve on the Committee. Upon a motion duly made and seconded it was unanimously

**RESOLVED**, to appoint Brian Wallin, Russell Geis and Bill Allen to the Design Review Committee.

A fee schedule for Design Review functions was considered. Proposed fees would consist of:

- 1. Design Review Submittal Fee - \$3,500**
  - a. \$3,000 to be divided among the Committee members for review of the submission.
  - b. \$500 retained by the COA for any costs incurred through the design review process.
  
- 2. Construction Deposit - \$20,000**
  - a. 80% refundable upon completion and approval of the project.
  - b. 20% not refundable and retained by the DRC.

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Upon a motion duly made and seconded it was unanimously

**RESOLVED**, to accept the Design Review fee schedule, including a Design Review Submittal Fee of \$3,500, and a Construction Deposit of \$20,000 with 80% returned to the owner upon completion and approval of the project.

Director Aisner reviewed the invoice from Tom Kennedy (included in the packet) to Cornerstone Acquisition Group (CAG) for fees related to the Madden settlement. Approximately \$1,500 of these costs are directly related to the Madden settlement. Therefore, Director Aisner proposed the invoice be split between Cornerstone Owners Association and Cornerstone Acquisition Group. Upon a motion duly made and seconded it was unanimously

**RESOLVED**, to split the cost of the \$3,974 invoice from Tom Kennedy equally between CAG and COA, for a total of \$1,987 to each party and the COA portion be charged against the funds received from Mr. Madden.

Director Aisner updated the Board of an ongoing conversation between Cornerstone Metropolitan District and CAG relative to access to Dave Wood Roof off of the Cherry Stem. An Easement Agreement was created in 2007, and at that time Cornerstone Metropolitan District represented a number of entities in that agreement with the Forest Service, one of those being COA. The Easement Agreement is being updated in order for the access to continue to exist.

### **New Legislation**

Ms. Cavanaugh provided a review of new legislation regarding signs and flags, and regulations on artificial turf, solar panels, and additional records to be made available to members.

### **Adjournment**

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

**RESOLVED**, to adjourn the meeting.

Respectfully submitted,

Eric Weaver  
Secretary for the meeting