

# VAIL HOMEOWNERS ASSOCIATION, INC.

The following is a summation of the many activities conducted and monitored by the office of the Executive Director during 2011 in compliance with the Association's mission, goals and operational functions as approved by the Board of Directors. The Association is represented by the Executive Director at regularly scheduled and special public meetings of the Vail Town Council, Planning Commission, Economic Development Council and meets frequently with a variety of community leaders on issues of mutual concern. The Executive Director's office authors and distributes monthly newsletters and service bulletins to the membership and broader constituencies reporting on those issues of mutual concern. The newsletter is serialized weekly in the Vail Daily newspaper. The newsletter and its serialization has become the primary method by which the Association gains adherence to its views from the local population.

## **RESOLUTION NO. 10, 2010 A RESOLUTION ADOPTING A MISSION STATEMENT, 2011 GOALS, OPERATIONAL FUNCTIONS AND EXECUTIVE DIRECTOR COMPLIANCE INVENTORY FOR THE ASSOCIATION.**

WHEREAS: The Board of Directors desires to adopt a mission statement, 2011 goals and membership area to guide its policies and activities with respect to broad areas of concern.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VAIL HOMEOWNERS ASSOCIATION:

1. Approves as its mission statement:
  - A. The mission of the Vail Homeowners Association is to represent the interests of residential property owners. We will strive for policies and outcomes that further Vail as a premier destination resort and as a community. We will work with constituencies in the community to improve communications, safeguard the environment, maintain and improve the quality of life in Vail.
2. Approves 2011 Goals as follows:
  - A. Encourage responsible planning, development and public improvements to improve Vail as a progressive destination mountain resort and as a community.
  - B. Protect property owners' investment in their residences, the natural environment, open space, neighborhoods, the quality of life experiences, the economy and public improvements against deterioration.
  - C. Use knowledge and analysis to represent a balanced view and thoughtfully represent non-resident homeowners who do not have a vote in Vail.
  - D. Seek opportunities to increase participation in the governance of the community and to increase the number of residential owners who vote in local elections.
  - E. Pursue fair and consistent treatment for all residential property owners in the public affairs of the community through good governance, accountability and community vision.
3. Approves 2011 Operational Functions as follows:
  - A. Selective Oversight

B. Constructive Advocacy

C. Inclusive Collaboration

D. Communications

4. Approves 2011 Membership Areas as follows:

A. The invitation of membership to residential property owners in the Town of Vail and adjacent developed areas from Vail Pass, on the East, Dowd Junction, on the West and the United States Forest Service boundaries on the North and South.

5. Approves Compliance Inventory as follows:

## **I. CURRENT PROJECTS AND ISSUES - OPERATIONAL FUNCTIONS:**

**A. SELECTIVE OVERSIGHT** – Projects are selected relevant to the Association’s goals and objectives.

### **1. Zoning**

a. PEC/TC Development Reviews

- i. Ever Vail – *Project received master plan approval after months of detailed review by the Vail Town Council. Many more approvals are necessary before any construction on the project can proceed. The approval process is expected to continue for the foreseeable future.*
- ii. Apollo Park – Phase 2 – *Conceptual discussions with the developer were held regarding the improving of access to Ford Park as part of the proposed future stages of the phased redevelopment. Future development is subject to improved market conditions.*
- iii. Lodge at Vail Redevelopment – *Project shelved until market conditions improve.*
- iv. Zoning Code Revisions – *The Town of Vail continues to seek methods to incentivize energy and environmental sustainability through a regulatory point/fee system. The Association communicated the need to reduce site disturbance and improve landscaping requirements to Town officials. Modification of standards by the Town allowing for larger buildings remains the trend. Rezoning of several townhouse properties on Gore Creek Drive in Vail Village continues under review by the Town's planning commission. This effort has caused consideration of adopting more stringent development standards for buildings in older Vail Village neighborhoods; issue to be studied by Town officials.*
- v. Vail 21, Lazier Building, Lift House Lodge and Accompanying Parking Structure – *Detailed concept plan has been prepared by the property owner.*
- vi. Others – *The Town of Vail is the primary source of new development; projects under construction or in the oversight and review process include the Lionshead Welcome Center, Timber Ridge and Chamonix affordable housing projects, Vail Public Library remodel, Golf Clubhouse redevelopment and Ford Park improvement projects. The Association has participated in refining the development programs for many of these projects. Minimal new private sector*

*projects are expected to enter the development review process in the coming year.*

## **2. Neighborhood Master Planning**

- a. Community Town Centers
  - i. Ever Vail – *The Town Council approved a change to the master plan creating a major extension to the Lionshead Town Center. The Association was involved in the detail review and analysis of the proposed high density neighborhood.*
- b. East Gore Creek Drive Neighborhood
  - i. Street Vacation and Improvements – *Modification to the neighborhood master plan and zoning standards will result from the creation of a Town House Zone District if it is adopted and subsequently applied to the neighborhood.*

## **3. Affordable Housing**

- a. Affordable Housing Policies – *Town made it easier to remove affordable housing units from private residences by converting obligation of cash payment to Town of Vail.*
- b. Monitor Demand and Employment Trends – *Provided comparative monthly reports on local state, and national employment rates. Further refinement of work force profile will be conducted in 2012.*
- c. Timber Ridge – *Federal authorities have required that the proposed project be downsized. The Town Council extended their agreement with the developer so that their negotiations can continue.*
- d. Chamonix East – *Town Council pulled back on making investment in installing utility infrastructure as market conditions for new deed restricted purchasable affordable housing remains unsettled.*

## **4. Amplified Sound**

- a. Legislative Oversight – *A complaint was raised by One Vail Place Condominium Association and brought to the attention of authorities by the Homeowners Association that noise from bars and late night revelers were once again becoming a problem.*
- b. Code Enforcement Oversight – *No enforcement action was taken up by the Town.*

## **5. Open Space Preservation**

- a. Open Space Areas and Covenant Oversight
  - i. Tract E Litigation – *Legal action was concluded with no incursion into covenant protected open space.*
  - ii. Vail Village Parking Structure – *Development proposal to redevelop landscape berms into residential and commercial uses remained dormant.*
  - iii. TOV Stream Tract Compliance Efforts – *The Association sought the fair and consistent enforcement of protective covenants in the Town of Vail program to enforce its ownership rights over the stream tract, which had been conveyed to it by Vail Resorts.*
  - iv. Lionshead Parking Structure – *The Association sought to minimize the removal of large trees and open space to handle a bus station building, welcome center and other related improvements.*
  - v. Other – *Support was given by the Association to a design which did not restrict*

*vehicular access to private properties for a new plaza at the eastern entrance to Lionshead.*

## **6. Public Improvements**

### **a. Parks and Amenities:**

- i. Ford Park – *The shaping of several proposals to make improvements to Ford Park, dependent upon voter reallocation of the Conference Center Fund, were monitored and evaluated by the Association with respect to benefits added to the park and their consistency with the intended purpose of the Fund to improve the local economy. Proposals were approved by the electorate.*
- ii. Golf Course Club House – *The scope of a proposal to redevelop the facility, dependent upon voter reallocation of the Conference Center Fund, were monitored and evaluated by the Association with respect to the consistency of the proposed benefits with the intended purpose of the Fund to improve the local economy. Proposals were approved by the electorate.*
- iii. VRD Master Plan – *The Association participated in evaluating an effort to allow for the expansion of the VRD managed Vail Golf Course onto Ford Park that was found upon evaluation to be inconsistent with the intended purpose of Ford Park. As an outcome of this process, it was recommended that surface power lines in this area of the Park should be buried as their current condition blights an adjacent residential neighborhood.*
- iv. Dobson Arena – *No further action was taken after the Homeowners Association and an adjacent property owner requested to soften the reflective impact of a recently installed white metal roof. The Town of Vail’s insensitivity persists, even though a similar problem with a large reflective roof on a public arena in Edwards was mitigated by Eagle County authorities upon property owner requests.*
- v. Vail Public Library – *The Association evaluated a proposal to renovate portions of the building using TIF funds that had received flood damage. The lower level of the library that was formerly affordable housing is being converted to office and workspace with other renewal improvements underway in existing administrative and public areas of the nearly thirty year old facility.*
- vi. Welcoming Centers and Communication Networks – *The Town requested that the Association participate in a committee analysis of the design and services provided at a newly constructed Lionshead Welcome Center. The outcome of the process upgraded comfort facilities and modernized information services to be more computer-interactive both in the facility and throughout the commercial centers of the community.*

### **b. Parking, Mass Transit, Streets, L&D, Streetscape, and Traffic Congestion**

- i. Vail Grand Boulevard and Frontage Road Parking – *The Town of Vail has completed a plan to allow more parking along the Frontage Roads at an estimated cost of over \$2 million dollars to complete. It negotiated a contract with CDOT to allow 12 more days in addition to the existing 3 days during the summer to allow parking on the Frontage Road. It has added a parking lane on the north side of the South Frontage Road from the Golf Course Bridge to the western boundary of Ford Park. The Association continues to advocate that*

*parking on the Frontage Road should be used only after effective congestion parking rates and other methods to reduce demand are put into effect in the Town's parking structures.*

- ii. *West and East Meadow Drive – Final phase of project completed adjacent to the Four Seasons hotel.*
- iii. *Ford Park Parking Structure and Related Improvements – The Association reviewed several proposals to improve public parking at Ford Park and at other sites. Building new parking structures or major additions proved to be cost prohibitive. It advocated relief of traffic and parking congestion by improving express bus service to Ford Park from existing Transportation Centers at Lionshead and Vail Village. The recommendations were put into effect by the Town.*
- iv. *Mass Transit System and Terminals – New Bus Terminal designed into Ever Vail approved master plan and reconfiguration of major Town shuttle bus stops in Lionshead.*
- v. *Ski Drop Offs – New facilities included in approved Ever Vail master plan to relieve congestion at Golden Peak Ski Base.*
- vi. *L&D Terminals, Access, Operations and Enforcement – Monitored utilization of L&D system and enforcement of on-street delivery enforcement. Review proposed joint solution for Vail Village Inn/Sebastian complex.*
- vii. *Eagle County and Other Mass Transit Service Interconnecting with Vail Transit System – Planning and completion of new ECO terminal in conjunction with Lionshead Transportation Center.*
- viii. *Traffic Management System Planning and Operation – First stage of variable message traffic control sign program advocated by the Association implemented on South Frontage Road.*
- ix. *Eagle County Airport – International Terminal and Service – Studies completed and discussion underway among airport authorities to determine best methods to expand services at EGE either through charters or direct public flights. Consideration is also underway to determine costs associated with handling larger aircraft. Eagle County commissioners received support from the Town of Vail to seek State and Federal funding to build a new I-70 interchange to bypass the Towns of Eagle and Gypsum. The Association noted to the county commissioner advocating the new interchange that Eagle County was using pre-recession numbers, which overstate population growth rates. The Association continues its advocacy of expanding flights and support facilities at the airport so that increased traffic from international destinations will result.*
- x. *Publicly Accessible Private Parking Opportunities – Several hundred new publicly accessible parking spaces were included in approved master plan. Debate still continues as to whether some of the publicly accessible spaces should be built on the Lionshead Parking Structure site or elsewhere. Analysis of putting some of the structured parking space at Ford Park was rejected due to excessive cost.*
- xi. *Mountain Plaza Project Repairs and Landscape Improvements –The Association sought and received assurance that repairs to garage doors and related*

*landscape improvements would be completed at or near the entry of the Vail Mountain Plaza parking structure and L&D terminal in fulfillment of the development agreement to protect adjacent property owners from interior lighting spilling from the garage entrance.*

- xii. *Vail Road Improvements* – Discussions resulted from a neighborhood meeting hosted by the Association to continue to press for a pedestrian sidewalk from Beaver Dam to Forest Roads along the length of Vail Road, as well as aesthetic improvements to the functioning and appearance of the Sonnenalp waste handling facility.

## **7. Environment**

- a. Energy, Sustainability and Building Code Policies – *The Town staff has proposed a point system to be incorporated into the building code that would create incentives, which could yield larger buildings, to reduce energy consumption in accordance with a goal they recommended to the Town Council. The Association questions the timing of the proposed regulations given economic conditions and suggest that incentives should be considered for energy efficient smaller buildings as well.*
- b. I-70 Noise and Water Pollution
- i. *Sound Barriers – East Vail sound berm has been further expanded.*
  - ii. *Quiet Pavement – Other than initial testing when CDOT installed quiet pavement two years ago, the Town has taken no further steps to determine if the pavement has had any effect on noise reduction. Likewise, speed enforcement to reduce road noise on I-70 by the Vail Police Department appears to have been lessened.*
  - iii. *Road Sand Clean-Up - Mitigation efforts continue.*
  - iv. *Bypass and Mass Transit Options – CDOT is studying options and methods to move forward with building a commuter train route along I-70 between Denver and points west. A recent proposal made to the State by an engineering company would impose tolls on the intermountain corridor. Denver officials continue to push for the 2022 Winter Olympics, with Alpine Ski racing events to be held at Beaver Creek, this could have an affect on the pace of I-70 traffic congestion reduction projects, including on the commuter train proposal. National economic conditions with respect to job creation and economic development may play a role in advancing the prospect of the Vail Bypass Tunnel, which remains a long-term project of interest for the Vail community.*
  - v. *Gore Creek and Tributary Water Pollution Studies and Remediation Efforts – Water monitoring program has been put in place to determine the source of increases in certain pollutants and track mitigation measures in Gore Creek as the State is seeking to increase water quality standards for these types of pollutants. The outcome may result in Vail having to build an extensive storm runoff collection and treatment system.*
- c. Forest Health – Pine Beetle and Related Matters
- i. *East Vail Remediation – The Town continued its program to remove dead and infected trees, however it reduced the allocated manpower for the project.*
  - ii. *Tree Removal Enforcement – Few instances were reported to the Association or to the Town of Vail that the removal of hazardous dead trees was not being*

*properly dealt with according to regulatory requirements.*

- iii. *Forest Restoration – The USFS and Vail Resorts announced plans to reforest areas where beetle killed trees are being removed both on Vail Mountain and elsewhere throughout the White River National Forest. Specific plans have been submitted to the USFS for Vail Mountain. Specific plans for the other areas of the White River National Forest have not been generally publicized.*
- iv. *Wilderness Designation – The proposed Hidden Gem wilderness area was forwarded to the US Congress for consideration, with the qualified support of the Town of Vail. The Association received no requests to oppose the proposal.*
- v. *Expansion of Ski Area Permit to Allow for Summer Uses – Congressional approval has been given to allow Ski Area Operators to expand activities within their permit areas to the summer months, based upon rules set out by the USFS. The Association continues to monitor this process to identify any conflicts adversely affecting impacted residential neighborhoods.*

**8. Impact Fees and Public Finance Allocations** – The Association monitored the following financial activities to determine that public expenditures were thoroughly vetted and that the outcome added value to residential property owners’ quality-of-life.

- a. *VRD – Recreation – A majority of the Town of Vail’s reallocated Conference Center Fund will be applied to facilities it leases long-term to the VRD, which in turn will provide matching funds to the Town to complete financing for the projects. The dollar amount provided as a match will not require a vote of property owners within the Vail Recreation District. The projects to receive funds are the redevelopment of the Golf Club House and a reconfiguration of the Ford Park northern athletic fields.*
- b. *RETT (Real Estate Transfer Tax) – This category of Town revenue is underperforming budget projections. Town authorities do not expect RETT revenues to decline below \$3 million annually, which is a reflection of the normal historical rate of turn over in real estate. The Town has ample reserves to make up for any demand to fund unforeseen capital project requirements. The Association has expressed concern that long-term funding of operational costs at the expense of capital projects could have a negative effect upon the Town’s infrastructure.*
- c. **Public Safety**
  - i. *Fire Suppression – Proposal to increase or impose higher fees within the Town of Vail was rejected by the Town Council. Fees for areas serviced outside of the Town boundaries were raised.*
  - ii. *Traffic Management – A comprehensive search for a way to integrate electronic real time media into the Town’s traffic management system is being conducted. The Association participated in formulating concepts to be considered in the planning and design process. The Association objected to a proposal to place live action digital display signs with commercial content throughout the shopping areas of the Town.*
- d. *TIFF (Tax Increment Financing) – The Town financed bonds from accumulated revenues resulting from increases in property tax valuation from redevelopment projects to provide for the construction of the Lionshead parking structure including a Welcome Center, meeting room, entrance plaza, bus station and improvements to the Vail Public Library.*

- e. Property Taxes – *Proposal to increase property tax rates for the Eagle County school district was rejected by voters. Opponents questioned whether school district authorities had made sufficient adjustments in expenditure practices to reflect changes in local economic conditions.*

## **9. Economic Conditions, Indicators, Public Sentiment and Related Factors**

### a. Vail

- i. TOV Budget and Effects Upon Service Levels – *Completed comparative research project of Aspen, Breckenridge and Vail to establish a comparative database to monitor revenues and expenditures on an ongoing basis. Provided monthly charts reporting on multiyear revenue flows for the Town of Vail in the VHA monthly newsletter.*
- ii. Vail Economic Development Council – *The Association attended monthly meetings to monitor local business climate and economic issues; summarized discussions in the VHA monthly newsletter.*
- iii. Real Estate and Other Market Trends – *Compiled real estate reports based upon independent comparative research and information provided by the local real estate industry. Findings were summarized in the VHA monthly newsletter.*

### b. Eagle County

- i. Labor Force and Population Adjustments – *Census data and monthly employment reports monitored and summarized in Association newsletter.*
- ii. Eagle County Airport Facility and Service Expansion – *Studies completed and discussion underway among airport authorities to determine best methods to expand services at EGE either through charters or direct public flights. Consideration is also underway to determine costs associated with handling larger aircraft. Eagle County commissioners received support from the Town of Vail to seek State and Federal funding to build a new I-70 interchange to bypass the Towns of Eagle and Gypsum. The Association noted to the county commissioner advocating the new interchange that Eagle County was using pre-recession numbers, which overstate population growth rates. The Association continues its advocacy of expanding flights and support facilities at the airport so that increased traffic from international destinations will result.*
- iii. Real Estate and Other Market Trends – *Trends monitored and comparative analysis made with Pitkin County.*
- iv. Budget and Effects Upon Service Levels – *Monitored property tax valuations and their impacts upon service levels that directly affect Vail.*

### c. National

- i. Tourism, Real Estate and Other Key Indicators – *Monitored trends that affect Vail's market potential with an emphasis upon tourism and residential properties.*

### d. International

- i. Tourism Patterns and Other Key Indicators – *Monitored trends that affect Vail's market potential as to their affect upon Vail's residential property values and quality of life issue.*

## **B. CONSTRUCTIVE ADVOCACY**

### 1. Voter Rights

- a. Denver Front Range – *No action at the state level.*
- b. Town of Vail – *The Association brought to the forefront that fewer local residents were participating in the Town’s electoral processes and that participation by new and younger residents is important to the health of the Town’s political system. The Association advocated that renewed consideration should be given to including non-resident property owners in the electoral process.*

### 2. Interstate -70 Improvements and Policies

- a. Vail/Regional Visioning – *The Association continued to advocate for less parking on the Frontage Roads and a greater reliance on congestion pricing for public parking and incentives to increase usage of privately owned, publicly accessible parking.*

### 3. Forest Restoration and Conservation

- a. Forest Plan
  - i. USFS Vail Ski Area – Forest Health Treatments – *No action required.*

### 4. Public Review and Approval Processes

- a. Town of Vail
  - i. Design Review Board – *Neighborhood meeting held with Town officials seeking improved notification about public and private neighborhood improvements.*
  - ii. Zoning/Special Development Districts – *Monitored proposed Town House zone and historical zoning issue, Ever Vail master planning, and environmental sustainability code proposals.*
  - iii. Public Participation, Transparency and Oversight – *The Association advocated that greater attention was needed in assessing the “want vs. need” of capital improvement projects as well as the frequency and staging of special events.*

### 5. Emergency Evacuation and Fire Suppression Planning

- a. Wildfire Threat Reduction – *No action required.*

### 6. Economic Recovery

- a. Quality of Life and Overcrowding Issues – *Monitored effects of increased special events.*
- b. Public Finances and Service Levels – *Comparative model developed.*
- c. Qualitative Development – *Evaluated Conference Center Fund proposals.*
- d. Internationalization – *Monitored market progress reports; conveyed the value of business development efforts to serve an expanding global market.*

### 7. Membership Development

- a. Promotional Material Development – *Updated of promotional materials and strategies is underway.*
- b. Solicitation Initiative – *Initiated study of strategies to increase participation in issue discussion groups and neighborhood meetings and to encourage greater involvement by international property owners.*

8. Community Amenities

- a. Aquatic Recreation/Therapeutic Health & Wellness Center – *Researched facilities and services that could augment existing programs and facilities at the Vail Valley Medical Center as an adjunct of the Town of Vail effort to build new office facilities on the municipal building site.*
- b. Tourism Amenities Research – *Researched innovative facilities that create a wider diversity of experiences for guests and residents.*
- c. Cultural Facilities and Entertainment Venues – *Urged reassessment of types and productivity of event venues.*
  - i. Vail Village
  - ii. Lionshead
  - iii. Ford Park
  - iv. Cascade Village

**C. INCLUSIVE COLLABORATION** – Inclusive, as opposed to selective collaboration, means that all parties, pro, con and otherwise are invited to participate in the deliberation and mediation of a group or corporate objective. This form of problem solving is necessary when hierarchical conditions of institutional, economic and social status become impediments to progressive and constructive decision-making. The Association has successfully practiced inclusive collaboration since its inception.

1. I-70 Planning – *No action required.*
2. East Vail Village – *Urged the Town to resolve private parking on public right-of-way issue.*
3. Voter Rights – *Publicized issue.*
4. Special Development Districts – *No action required.*
5. Urban Renewal and Eminent Domain – *No action required.*
6. Protective Covenants – *Stressed need for compliance with those seeking to override covenants without following prescribed amendment procedures.*
7. Membership Development – *Expanding outreach to new owners.*
8. Economic Development
  - a. Vail Economic Development Council – *Publicized discussions and strategies.*
  - b. Internationalization Initiatives – *Worked to establish group to facilitate growth of international guest cliental and residential property owners.*

**D. COMMUNICATIONS**

1. Newsletters – *Monthly newsletter were published containing information regarding activities of the Association and events or decisions that affect the interests of the Association membership and constituencies.*
2. Issue Reports and White Papers – *Research reports were prepared and completed in conjunction*

*with the University of Denver and University of Southern California's Marshall School of Business concerning the factors to consider in the development of international markets and a comparative study of municipal finance parameters for Aspen, Breckenridge and Vail.*

3. Action Alerts – Alerts were distributed about marauding wildlife, spring flooding, property tax reassessments and Vail's election.
4. Web Site and Issue Archive – Web Site maintained and paper and online archives expanded.
5. Email and Fax Broadcast System – Services maintained and utilized for distribution of the Association's numerous communications.

**Please contact the Association should you have suggestions, questions or concerns.**

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