



**August 28, 2024, BCPOA Annual Board Meeting 2:30-3:30 pm  
May Gallery with a virtual option**

**1. Call to Order**

BCPOA President Bruce Kiely called the meeting to order at 2:30 PM.

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**2. President's Report – Bruce Kiely**

Mr. Kiely welcomed the attendees to the 2024 Annual Meeting and provided an overview of the BCPOA's mission and priorities. He extended an invitation to all members for the 2025 Summer Picnic, scheduled for July 6 at the Chophouse, and applauded the Social Committee for organizing the successful 2024 event.

He acknowledged the Membership Committee's ongoing efforts to recruit new members, emphasizing that BCPOA funding relies solely on annual dues. Increased membership helps strengthen the organization's ability to serve its mission.

One critical use of BCPOA funds is legal protection. Mr. Kiely shared that BCPOA has committed \$1 million to a legal reserve fund to preserve and protect the integrity of the Beaver Creek community. This reserve is currently being utilized in response to a proposed development project by Arcadian at the base of Beaver Creek, behind the Mirabelle Restaurant. The project threatens local wetlands and Wayne Creek.

BCPOA has retained legal counsel to challenge the project and believes they have a strong case focused on environmental and water law compliance. A public hearing will be held by Eagle County on October 8 at 4 PM. Jane Heller provided additional information on the legal process and encouraged member participation and support.

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**3. Vilar Performing Arts Center Report – Miah Wheeler, Director of Philanthropy**

Mr. Wheeler thanked BCPOA for its ongoing support of the Vilar Performing Arts Center (VPAC), highlighting a record-breaking summer season with 31 shows by 25 performers, compared to 17 shows the previous summer season.

He previewed the upcoming Underground Sound fall series and shared highlights of the 55 winter shows, which will kick off with performances by Big Head Todd and the Monsters, Elephant Revival, and Grace Potter during World Cup weekend.

VPAC is also planning a major remodel of the upper lobby and green room from April to June 2025 to enhance guest and performer experiences. Mr. Wheeler invited questions and comments from attendees.

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#### 4. Treasurer's Report – Gary Packer

Mr. Packer provided a financial overview, noting that BCPOA is a 501(c)(4) organization funded primarily by member dues, supported by a volunteer board and one part-time administrative staff member.

- **2024 Budget Overview:**
  - Projected gross income: \$215K (membership dues + investment income)
  - Projected expenses: \$227K, primarily for:
    1. The annual Vision Project
    2. Landscaping along Village Road
    3. Summer Picnic
    4. Support for VPAC and the arts
    5. Oversight of development proposals to ensure community alignment

While a small deficit was initially expected, strong membership, higher investment returns, and lower expenses have kept BCPOA operating favorably compared to budget projections.

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#### 5. BCRC Report – Jim Clancy, Executive Director

Mr. Clancy introduced the new Economic Development Department at BCRC, led by Director Clint Huber, which aims to attract new businesses and support local economic growth.

BCRC is in a strong financial position, with both short- and long-term strategies in place. A comprehensive reserve study and capital reserve fund have been developed to support ongoing and future infrastructure projects.

##### **Current Projects Include:**

- **Creekside Park:** Construction fencing will be removed soon, with a grand opening planned for spring.
- **Lighting Enhancements:** Upgrades around the ice rink and covered bridge.
- **Security Upgrades:** New high-resolution security cameras with improved storage and coverage.
- **Fire Mitigation & Creek Area Improvements:** In collaboration with the Metro District.

Mr. Clancy also highlighted recent and upcoming events:

- Successful **Beaver Creek Unplugged** concert series this summer.
- **Birds of Prey** world cup ski racing – expanding to two weekends this winter, including men's and women's races.
- **Oktoberfest** – upcoming, with high summer occupancy rates reported across the village.

In closing, Mr. Clancy acknowledged President Bruce Kiely's birthday with a gift and thanked him for his leadership.

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## 6. Beaver Creek Metro District Report – Dave Eickholt

Mr. Eickholt explained the role of the Metro District as a quasi-governmental entity responsible for roads, traffic safety, fire protection, water and sewer services, and village transportation.

The primary focus of this update was the **Arcadian Development Proposal**. While the Metro District does not take a stance for or against development, it reviews applications for infrastructure impacts. Over the past several months, Metro staff, board members, and legal counsel have thoroughly evaluated the Arcadian proposal.

Following negotiations with the developer, a letter of agreement was reached addressing Metro's concerns, including construction traffic, easements, pedestrian and bicycle safety, and other infrastructure-related items. Metro will continue to monitor the project and ensure community safety and standards are upheld throughout the development process.

Mr. Eickholt provides a brief update on CORE Transit and the increased ridership, routes, and plans for continued increased service.

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## 7. New Business – Mr. Bruce Kiely, President

Mr. Kiely opened the floor for questions and comments from members of the BCPOA.

- Laura Boldt, a resident of Beaver Creek for over 30 years, expressed her appreciation to the Board for their dedicated service to the community. She specifically thanked the Metro District for enforcing reduced speed limits. Ms. Boldt also raised a concern about Village Transportation using the emergency exit for easier access to Mirabelle Restaurant. Mr. Jeff Luker explained that Vail Resorts holds an easement allowing use of the emergency exit, as it is the most efficient route for Village Transportation.
- Jane Vessa and Nancy Smith, both residents of Creekside's A Building, shared concerns that their view has changed as a result of the Creekside renovation project. They hope to appeal to various community partners for additional landscaping to enhance the area's appearance. Mr. Clancy, representing BCRC, responded that landscaping has not yet occurred due to ongoing construction but noted that landscaping plans are in place.
- Ken Heuber encouraged the BCPOA Board to be more proactive in considering potential future development projects, such as ones similar to Arcadian. He also inquired about the current percentage of homeowners who are BCPOA members. Ms. Jane Heller, Membership Co-Chair, replied that as of now, there are 658 members out of 1,674 total units in Beaver Creek. Membership has increased by 28% since January 2021. She emphasized the importance of word-of-mouth outreach and encouraged members to refer prospects. An attendee mentioned that his HOA shares BCPOA information with homeowners and encouraged others to do the same to support membership growth.
- A homeowner requested the installation of more electric vehicle charging

stations in community garages and throughout Beaver Creek.

Mr. Luker clarified that the Beaver Creek garages are owned and operated by Vail Resorts, and the BCPOA does not own or operate any facilities.

**Motion to Adjourn**

Mr. Bruce Kiely made a motion to adjourn the meeting at 3:56 PM. The motion was seconded by Mr. Jeff Luker. All were in favor.