

Cortina Ridge Property Owners Association

August 29, 2021 Annual Meeting Minutes

The annual meeting was called to order at 4:00 pm via Zoom meeting. Board members present were Barry Skolnick, Kym Campbell and Anne Perry. Cortina Ridge Bylaws state that 20% of the Cortina Ridge Lot owners need to be in attendance in order to have a quorum. The quorum was met with 12 property owners comprised of 16 attendees.

In Attendance

Cindy Bargell, Bruce Saks, Anne Perry, Michael Zollinger & Kym Campbell, Barry Skolnick, Bill Slappey, Janet Kline, Amy Fain, Barry Skolnick, Kay Phillips, Erin Bingham, Jeff Leigh, Claire Lackstone, and Bill Keeler. In addition, Amanda Strauss, Kym Campbell's daughter was in attendance to host the Zoom meeting.

The meeting began with introductions and welcome to the new property owners of Cortina Ridge. These new members were:

- Lot 14 201 King's Court, Peter Murray and Uta Wussing
- Lot 19 142 King's Court (Lot), Levindo & Adriana Baltar
- Lot 21 182 King's Court (Lot), Todd and Anna Liebe

Election of Board Member

Board Members

- Barry Skolnick term expires 2022
- Kym Campbell term expires 2022
- Anne Perry term expires 2021

A motion was made by Cindy Bargell and seconded by Janet Kline to reelect Anne Perry for another 2 years as a Board member of the Cortina Ridge Homeowners Association. The vote passed unanimously.

An updated roster was distributed prior to the meeting of all the property owners and their contact information.

2020 Meeting Minutes

The 2020 Meeting Minutes were presented. A motion to accept the 2020 Meeting Minutes was made by Bill Slappey and seconded by Cindy Bargell. The minutes were unanimously approved.

Treasury Report – Prepared by Summit Bookkeeping

Barry Skolnick gave a financial summary of the HOA and presented the budget for 2022. It was reported that we have \$3000.00 in dues, and that expenses existed of insurance policy and accounting expenses. A motion to accept the 2021 Treasury Report was made by Jeff Lee and seconded by Anne Perry. The treasurer's report was unanimously approved.

President's Report

It was reported that due to continued Covid issues, this was the second year the annual meeting has been held via Zoom.

There was a reminder to check the current address list and report any changes or updates to this list so that it remained current.

It was reported that Real Estate prices and property values in our area have risen significantly during the past several months. It was noted that during the past 2 years that 11 homes and/or lots have changed hands. Real estate values have increased steadily during this period. Baxter Fain reported that recent refinancing of his home at 2 1/4 % has helped in the price increase. Barry Skolnick reported a 100% increase in the value of his home in the past 10 years.

Architectural Review Committee Report

It was noted that as a reminder, all exterior remodels, renovations and fencing requests are required to submit plans to the ARC for approval. All ARC guidelines and regulations can be found on the website. The committee has currently received plans for a home to be built by Lavindo and Adriana Baltar at 142 Kings Court.

Annual Meeting/HOA Picnic-2022

Proposed Date - August 28, 2022

Baxter and Amy Fain have offered to host next year's meeting which will be held at their home at 163 Solomons Lane on Sunday, August 28, 2022 at 4:00pm. Details to follow.

Miscellaneous Items and Information that was discussed:

Cindy Bargell announced she was on the board of the Summit Foundation Organization and their annual Duck Race was approaching. This is the number one fund raising effort for the year. She reminded everyone that their participation would help with raising funds for the county.

Anna Liebbe, who owns the lot at 182 Kings Court asked the group if anyone knew of a local Home Builder, or General contractor that they could recommend for possible consulting to build a new home on the lot. Pat Eagan of Black Diamond Construction was recommended as a person that was local and very easy to work with.

Fire Mitigation – Summit County Chipping Program is a great help.

<http://www.summitcountyco.gov/885/Chipping-Program>

Summit County Alert – Be notified of emergencies around the county.

<http://www.co.summit.co.us/1149/Summit-County-Alert>

Short Term Rentals/Summit County Regulations – Be aware of these Regs.

<http://www.summitcountyco.gov/1221/Short-Term-Rentals>

Parking on County Roads – No Parking on County Roads, but Permit is available.

<http://www.summitcountyco.gov/formcenter/sheriffs-office-13/temporary-parking-permit-request-56>

Fire Hydrant Maintenance – Keep Snow Clear of the Hydrant that serves your home.

Gas Meter Safety – Keep your Gas Meter clear of snow and ice.

Meeting Adjourned at 4:45 PM.

