

Cortina Ridge Property Owners Association

August 25, 2019 Annual Meeting Minutes

The annual meeting was called to order at 5:10pm at the home of Michael Zollinger and Kym Campbell, 173 Solomons Lane. Board members present were Barry Skolnick and Kym Campbell. 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 11 property owners comprised of 17 attendees.

In Attendance

Cindy Bargell, Bruce and Debra Sacks, Anne Perry, Michael Zollinger & Kym Campbell, Fez & Cindy Fairfield Smith, Bill and Susan Snappey, Jihan Baillie, Baxter & Amy Fain, Barry Skolnick, Jon & Darla Whinston, and Kay Phillips.

Members at the meeting would like to have a Cortina Ridge master roster. Kym will email all members and anyone who does not want their information sent to the other members can opt-out and their information will not be available. Upon receiving all declines, the roster will be uploaded to Google Docs and emailed to members.

2018 Meeting Minutes

The Meeting Minutes were presented. A motion to accept the 2018 Meeting Minutes was made by Jon Whinston and seconded by Bruce Sacks. The minutes were unanimously approved.

Treasury Report – Prepared by Michael Kurth

Barry Skolnick gave a financial summary of the HOA and presented the budget for 2020. A few of the financial reports need to be revised. Once the reports have been revised, they will be re-distributed to the members.

The premium dues for the HOA Insurance increased from \$936 to \$1537 annually. Barry is working with the broker at Farmers to see if Cortina Ridge can find a lower annual insurance premium. The premium covers the Cortina Ridge sign and Officers. The 2020 Budget will show a \$431 deficit. Will revisit the Budget at next annual meeting regarding deficit.

Barry Skolnick will check with Michael Kurth with Summit Bookkeeping and Payroll, Inc. to make sure Cortina Ridge is compliant with Department of Regulatory Agency (D.O.R.A.) and any other state agencies that relate to HOA state requirements.

Administration

- Architectural Review Committee Report – Submitted by Jeff Leigh
 - The ARC consists of Jon Whinston, Dana Bargell, Fez Fairfield Smith, Jeff Leigh and Barry Skolnick.
 - The ARC reviewed a set of plans for a new home at 214 Solomons Lane. The project has broken ground.
 - A reminder that all exterior remodels, renovations and fencing request are required to submit plans to the ARC for approval.
- Cortina Ridge Sales History – Submitted by Sherri Leigh
 - 4 Lots are currently on the market for sale. Median list price is: \$296,750. All lots listed are under \$300K with the least expensive listed at \$289,900.
 - In the past year one home sold 11/28/18 for \$1,079,000.
 - Currently there is one home on the market and one under contract.
- Fire Mitigation – Submitted by Barry Skolnick
 - Summit County is currently on Fire Restriction I.
 - Summit County chipping program came to Cortina Ridge in mid-June. Kym will notify the members when the 2020 date has been determined.
<http://www.summitcountyco.gov/885/Chipping-Program>
 - Lot 21 in our HOA needs Fire Mitigation attention. Under the Bylaws (1999) owners must remove all dead and disease-infested trees. This does not cover downed trees due to wind/weather. If a member sees a property that needs Fire Mitigation attention, please notify a Board Member. The Board will look at the property and if the Lot needs attention will send a letter to the owner.
 - Summit County Fire/EMS will come to the property/Lot and due an assessment.
- Summit County Alert – Get notifications of emergencies around the county:
 - <http://www.summitcountyco.gov/1149/Summit-County-Alert>
- Short Term Rentals/Summit County Regulations – new county regulations
 - <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>
 - County parking rules apply to everyone, not just short-term rentals.
- Fire Hydrant Maintenance - Keep snow clear of hydrant that serves your home/property. If someone is unable to clear their hydrant contact Buffalo Mountain Metropolitan District: <http://www.Colorado.gov/bmmd>
- Gas Meter Safety – Keep your Gas Meter clear of snow and ice.

- Annual Meeting/HOA Picnic 2020
 - Baxter and Amy Fain volunteered to host the next HOA picnic/annual meeting at their home at 163 Solomons Lane. The meeting will be held on Sunday, August 30, 2020 at 4:00pm. Details to follow.
- Election of New Board Member
 - Board members Jeff and Sherri Leigh are not going to run for another term.
 - Thank you to Jeff and Sherri for their long tenure on the Cortina Ridge Board.
 - The Bylaws state Cortina Ridge can have anywhere from 1 to 5 board members having an odd number of members.
 - Since there are only two current Board members, we need to have at least one more Board Member.
 - Cindy Fairfield Smith nominated Anne Perry to fill the open Board position, seconded by Jihan Baillie. Anne was unanimously approved. She will serve a two-year term.
 - Barry Skolnick and Kym Campbell have one more year on their two-year term.
- Meeting Adjourned