

**Cortina Property Owners Association  
Semi-Annual Owners Meeting  
Wednesday, September 10, 2022, 10:00AM  
Silverthorne Town Hall and via Zoom**

The meeting was called to order at 10:05 AM

**Attendance:**

- Board members in attendance were: Stan Wagon, Dawn Darling, Jacob Vos, Jeff Leigh, Kelsey Andersen, Steve Weinberg, Madeline Mishkind
- Contract staff: Michael Kurth & Jeaniene Kurth, Summit Bookkeeping
- 23 owners in attendance in person, 13 by Zoom, and 2 by proxy.
- A quorum was established.

**Minutes from February 16, 2022 Meeting:**

- **A motion was made by Stan Wagon, seconded by Jacob Vos and passed to approve the minutes from the February 16, 2022 meeting.**

**Announcements**

- The Board introduced themselves. The Board positions of Jacob Vos, Jeff Leigh, Kelsey Andersen and Steve Weinberg are all up for renewal. Jeff Leigh expressed his desire to drop from the Board. Stan asked the group for any nominations from the floor. Frank Pagano expressed his desire to join the Board. Stan called for a vote to add Frank Pagano to replace Jeff Leigh on the Board. Vote passed. Stan asked for a vote to retain Kelsey Andersen on the Board. Vote passed. Stan asked for a vote to retain Jacob Vos on the Board. Vote passed. Stan asked for a vote to retain Steve Weinberg on the Board. Vote passed. Jeff Leigh was thanked for his many years of service to the Cortina Property Owners Association.
- Stan reviewed the covenant provision and bylaws related to lighting, dark sky fixtures and trash. There was a reminder to keep your trash and recycling receptacles screened and out of public view. Stan asked that Owners please review the covenants and bylaws with any concerns or question regarding rules. The documents are available on the website: mesacortina.com. Stan on occasion will send notice to owners who are in violation of rules. Please be sure to have documents photos and details if there are violations you wish the Board to address.
- There was a more detailed discussion on what is permitted for signs. It was noted that the Board will respond and investigate complaints as they occur. It was also suggested that there be a proposal for rules and regulations related to signage for the February meeting.
- The Board proposed a Motion #1 to add a sentence to the end of Article 8 as follows. ***These Bylaws may be amended, added to, or repealed by the vote of the majority of the Members of the Corporation present or represented by proxy, at any regular or special meeting of the general Membership. The***

**Board may amend the Bylaws by changing section or subsection numbers, changing punctuation, or fixing typographical errors, provided that such changes do not result in any change of meaning.** Motion passed.

- There was a discussion related to the to the ARC guidelines. The Board proposed Motion #2 to Appendix 2, 1(b): **All completed application items and the checklist must be delivered to the Chair or a designated member of the ARC in electronic and/or digital format. The ARC will acknowledge receipt within two weeks of receipt. Up to two printed copies may be required upon request by the ARC.** Appendix 2, 1(d)(1): **Upon approval, the ARC will sign the application, and an electronic or digital copy will be shared with the applicant.** Motion passed.
- The Board proposed Motion #3 to clarify ownership of the ARC approval by adding a new item (3) to Appendix 2, Item 1: **An ARC approval is valid only for the person making the application. If there is a change of ownership, then the deposit will be returned and the approval is canceled. The proposal, or a revision, can be resubmitted by the new owner. It was decided that this item needed to be discussed further by the Board or possibly re-considered for the next meeting.**
- There was discussion related to new Colorado Law HB22-1137 which places maximum amounts the Association can charge delinquent owners. Stan informed the group our Association not subject to CCIOA. **After some discussion a motion was made to not make any changes to the current interest rate but remove the assessment of late penalty from the bylaws.** Motion passed.
- The ARC Application for permission to build checklist was reviewed. The Board proposed a Motion #4 to edit section d to: **It is required that deposit funds be placed in the Association's Development Review Account to cover the cost of any incomplete construction activities. AND add item 5 - "5. The amount of deposit to accompany this application or to be sent to the Association's bookkeeper is \$\_\_\_\_\_. (See Appendix 2, §1(c), and Appendix 1, §2(k); a check should be payable to the Cortina Property Owners Association.)"** Motion passed.
- There was discussion related to noxious weeds within the development. The county has personnel that are dedicated to removal and prevention of spread of noxious weeds. Jamie Bailey presented samples of the weeds that are present in the neighborhood so the owner can properly identify weeds for removal. It was suggested that the Association engage someone to survey the development and identify problem areas and properties that need attention. It was agreed that the Association needs to help educate the owners on how to identify the problem weeds and make suggestions for mitigating the problem. A homeowner, Jim Reitsema, volunteered to try to gather more information and provide options at the February meeting.
- Stan reviewed the financial status of the Association. Stan suggested that we look at alternative investments. The Board will take under consideration.

- Kelsey updated the owners on the status of a Homeowner Directory. Since last meeting, 49 owners have agreed to participate. Kelsey asked if any additional owners would like to participate, they can do so by entering their information online. To opt into the Directory, you can submit your information from the HOA website. There is a link on the homepage for owners to click to add their information. An annual Directory will be printed and shared with those who have participated in August of each year.
- Jeff Leigh and Kelsey Andersen gave a quick review of the status of the Mesa Cortina Water & Sanitation District. The waterline replacement project on Royal Redbird and Lord Gore will be completed before winter. There will be other water and sewer improvement projects under consideration for next summer. Kelsey informed the group that there is currently a moratorium in effect related to the number of bedrooms and bathrooms allowed for new construction and any renovation project. The moratorium limits the bed and bath counts to 3 bedrooms and 3 bathrooms. The Water District is working with the Joint Sewer Authority to add more capacity for the District in the near future. The Mesa Cortina Water & Sanitation District meetings are the 1<sup>st</sup> Tuesday of each month and are open to the owners.
- There was a short discussion on the possibility of potential donations to a local non-profit. It was agreed that spending funds on a possible weed survey would be a better use of Association Funds at this time.

The meeting was adjourned at 12:40PM