

**fCortina Property Owners Association  
Semi-Annual Owners Meeting  
Wednesday, February 15, 2023, 7:00 PM  
Silverthorne Town Hall and via Zoom**

The meeting was called to order at 7:02 PM

**Attendance:**

- Board members in attendance were: Stan Wagon, Dave Matthews, Frank Pagano, Kelsey Andersen, Steve Weinberg, Madeline Mishkind, Jacob Vos via Zoom, Dawn Darling via Zoom
- Contract staff: Michael Kurth & Jeaniene Kurth, Summit Bookkeeping
- 8 owners in attendance in person, 10 by Zoom, and 0 by proxy.
- A quorum was **not** established.

**Minutes from September 10, 2022 Meeting:**

- ***A motion was made by Stan Wagon, seconded by Dave Matthews. Due to lack of quorum minutes were not approved.***

**Announcements**

- The Board introduced themselves.
- 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.
- As a follow up from the previous meeting Jim Reitsema gave a summary of his finding with regard to noxious weeds within the development. Jim did contact a few vendors on the possibility of completing a survey of the development, but the cost was prohibitive. After some discussion it was suggested that the Association provide information to educate the owners on how to identify noxious weeds and the best practices for treating. The Board will try to determine a course of action on how to relay information to educate owners
- Stan presented a couple of changes to the bylaws. The 1<sup>st</sup> has to do with stating that the current amended documents superseding the prior documents. ***Stan moved to accept the amended bylaw. Steve seconded the motion. Due to lack of quorum, this will need to be voted on at the September meeting.*** The 2<sup>nd</sup> has to do with the legal costs with regard to disputes. If a dispute is resolved in favor of the association, then the applicant will be responsibility for any legal fees that may result. After some discussion ***Stan moved to table this until the September meeting.***

- Frank Pagano, Treasurer presented a brief summary of the financial status of the association. The Board has recently moved some of the excess funds into higher interest-bearing investments with Merrill Lynch.
- Kelsey Andersen gave a quick review on the status of the Mesa Cortina Water & Sanitation District. The waterline replacement project on Royal Redbird and Lord Gore has been completed. There will be other water and sewer improvement projects under consideration for next summer, including possible work on the water tank with either removal the foam and repainting, or re-foam and paint. Kelsey informed the group that there is currently a moratorium in effect related to the number of bedrooms and bathrooms allowed for new construction or renovation projects. 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. There was a brief discussion on the possibility of the MCW&S increasing the amount of EQR's available to each owner, and the possible placement of a cap on the total EQR's available to each owner. The Mesa Cortina Water & Sanitation District meetings are the 1<sup>st</sup> Tuesday of each month and are open to all owners.
- There was mention of the Association making a donation to the Summit County Library Foundation to help their renovation project at the north branch of the library. This will need to be addressed and voted on by the general membership at the September meeting.
- Dave Matthews mentioned the importance for owners bordering the Forest Service land to be sure to have a mitigation buffer in place, to prevent a potential forest fire from spreading into the neighborhood.

The meeting was adjourned at 8:28 PM