

**Cortina Property Owners Association
Annual Owners Meeting
Saturday, September 9, 2023, 10:00 AM
Silverthorne Town Hall and via Zoom**

The meeting was called to order at 10:00 AM

Attendance:

- Board members in attendance were: Stan Wagon, Dave Matthews, Frank Pagano, Kelsey Andersen, Dawn Darling, Madeline Mishkind, Jacob Vos, and Dawn Darling via Zoom
- Contract staff: Michael Kurth & Jeaniene Kurth, Summit Bookkeeping
- 16 owners in attendance in person, 6 by Zoom, and 0 by proxy.
- A quorum was **not** established.

Minutes from September 10, 2022 & February 15, 2023 Meetings:

- ***Due to lack of quorum minutes were not approved.***

Announcements

- The Board introduced themselves.
- Stan addressed the owners regarding Accessory Dwelling Units (ADU's). The county is encouraging the use of ADU's to help with work force housing. The county is offering incentives to owners who add or remodel their home to accommodate ADU's in the form of assistance with tap fees and permit fees. The current Covenants of CPOA do not permit ADU's. In order to permit ADU's within the community there would need to be a change to the Covenants, which would require a vote with 75% approval of the ownership. Concerns were raised in consideration of increased traffic and density in the neighborhood, additional utility costs, parking and taxes. There were also benefits including the ability to have a "mother-in-law" apartment, someone on site for second homeowners, and rental income. The real question is should the Board pursue a covenant change? A straw poll of those present and on zoom indicated about 76% approval of a change. It was also suggested that we take a "wait and see" stance for the time being, as the current guidelines could change over the next few years.
- As a follow up from the previous meeting regarding noxious weeds within the development, there were 4 owners who have taken advantage of \$50 per lot assistance from the Homeowners Association to help control weeds on their properties. It was suggested that the Association continue with the promotion and education with regard to noxious weeds. The Board might also increase the incentive amount offered to homeowners.
- Stan also notified the ownerships that he has been in contact with the county regarding potholes in the development. Please feel free to contact Daniel.Manguso@SummitCountyCO.gov with any concerns regarding the roads in the development.

- Also be aware there is wildlife within the development. Moose and bear are a common sight and need to be respected.
- 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 questions regarding rules. The documents are available on the website: www.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.
- Stan presented a brief summary of the financial status of the association. The Board has moved some of the excess funds into higher interest-bearing investments with Merrill Lynch. The tax rate on those earnings is quite high at 30% of the interest earned. There was a brief discussion of moving some funds to the Mesa Cortina Water & Sanitation District to assist with system improvement projects. Those present were generally in favor of moving funds.
- Stan mentioned that the agenda included several proposed Bylaw changes that the Board would like input and discussion from the general ownership. Those changes concern the ARC Committee, Board meeting quorum, legal fees and lighting. Since there was not a quorum present, a vote was not taken with regard to the proposed changes.
- Stan mentioned that Dave Matthews and Madeline Mishkind terms are up and will be leaving the Board. Stan Wagon and Dawn Darling's terms are up for re-election. Again, due to lack of quorum no vote could be taken.
- Kelsey gave a brief update from the Mesa Cortina Water & Sanitation District. Due to a change in the EQR inventory available from the Joint Sewer Authority (JSA) the 1.0 EQR moratorium has been lifted. The MCW&S Board has instituted a building cap of 1.4 EQR's (up to 5 bedrooms, 5 baths). Please refer to the MCW&S website www.mesacortina.com for more details. The water tank is in the process of being stripped of foam and re-painted, and a tank water mixer will be installed before winter.
- Jon Whinston gave a brief update on the ARC Committee and reminded owners that any exterior improvements and fence changes need to be submitted to the ARC Committee for review prior to commencement of work.

The meeting was adjourned at 11:39 AM

Addendum: After the meeting, Kelsey Andersen resigned from the Board, leaving four members. The Board then appointed Stan Wagon to the Board, as allowed by Article 1, §4 of the bylaws.