

Cortina Ridge Property Owners Association

August 18, 2024, Annual Meeting Minutes

The annual meeting was called to order at 4:15 pm via in person and via Conference call meeting. The meeting was held at the home of Members Bryce and Erin Bingham. Board members present were Barry Skolnick, Kym Campbell and Erin Bingham. Cortina Ridge Bylaws state that 20% of the Cortina Ridge Lot owners need to be in attendance to have a quorum. The quorum was met with 12 property owners comprising 21 attendees.

In Attendance

In person: Amy Fain, Baxter Fain, Kym Campbell, Mike Zollinger, Bryce Bingham, Erin Bingham, Josh Pointer, Kelly Pointer, John Tims, Amy Tims, Todd Liebbe, Anna Liebbe, Fez Fairfield Smith, Cindy Fairfield Smith, Jane Olsen, Chuck Olsen, Bill Keeler, Barry Skolnick, Debbie Sacks, Bruce Sacks

Conference call: Bill Slappey

2023-2024 Meeting Minutes

The 2023-2024 Meeting Minutes and supporting documentation were distributed to all members prior to the meeting. A motion to accept the 2023-2024 Meeting Minutes was made by Bill Keeler and seconded by Bruce Sacks. The vote passed unanimously.

Treasury Report – Prepared by Summit Bookkeeping

Barry gave a financial summary of the HOA Balance Sheet and Income Statement/Budget and presented the budget for 2025. It was reported that we have \$3,000.00 in annual dues, and that expenses were comprised primarily of insurance policy and accounting expenses. We currently have a balance in the bank of approximately \$12,700. Holding a \$4000 deposit for home under construction at 142 Kings Court. A motion to accept the 2025 Budget was made by Bruce Sacks and seconded by Bill . The vote passed unanimously.

President's Report – Presented by Barry

- Welcomed new property owners John and Amy Tims at 161 Kings Court and Baxter and Amy Fain at 213 Solomons Lane.
- At last year's meeting, Anne Perry raised the question about a non-working fire hydrant next to her property at 161 Kings Court. Fez Fairfield Smith inquired with the Buffalo Water District. Follow-up found that the hydrant was turned off temporarily for repair. It is now working properly.
- At last year's meeting, Bruce Sacks raised the question about a county truck that broke the asphalt pavement on Lakeview Drive. The County fixed the broken asphalt pavement.

Election of Board Member

Current Board Members:

- Barry Skolnick term expires 2024. (now expires 2026)
- Kym Campbell term expires 2024. (now expires 2026)
- Erin Bingham term expires 2025.

Barry Skolnick and Kym Campbell are up to serve another 2-year term. A motion was made by Cindy Fairfield Smith and seconded by Debbie Sacks to re-elect Barry Skolnick. The vote passed unanimously. A motion was made by Kelly Pointer and seconded by Amy Fain to re-elect Kym Campbell. Both votes passed unanimously. Both Barry Skolnick and Kym Campbell will now have terms expiring in 2026.

Architectural Review Committee Report

Members: Jeff Leigh, Fez Fairfield-Smith, Barry Skolnick, Bill Keeler

Barry delivered the report of the Architectural Review Committee.

- Lot 21, 182 Kings Court. ARC has reviewed and approved preliminary plans. Have not received Construction Deposit. No site work or construction has commenced.
- Lot 19, 142 Kings Court. ARC has reviewed and approved the construction plans. Have received Construction Deposit. Under construction
- Lot 2, 213 Solomons Lane. ARC has reviewed and approved conceptual evaluations. Have not received Construction Deposit or site work. County is renaming address from 576 Solomons Lane to 213 Solomons Lane.

Property owners are required to consult with the Architectural Review Committee if they plan to undertake any exterior remodels, exterior renovations, exterior installations, and fencing projects.

All Architectural Review Committee guidelines and regulations can be found on our website: www.cortinaridge.com.

Cortina Ridge Sales Report

- Lot 13, 161 Kings Court: Home sold on 12.7.23 for \$1,900,000.
- Lot 2, 213 Solomons Lane: Lot Sold on 12.26.23 for \$795,000.
- Lot 9, 194 Solomons Lane: Lot for Sale. Listing price \$775,000.
- Lot 25, 252 Lake View Drive: Home for sale. Listing price \$2,500,000.

Annual Meeting/POA 2025

Josh and Kelly Pointer offered to host next year's POA meeting at their house at 174 Solomons Lane. The meeting will be held on Sunday, August 17, 2025, at 4:00pm. Details to follow.

Miscellaneous Items and Information that was discussed:

- Fire Mitigation: free Summit County chipping program.
- Summit County Alert app
- Short Term Rentals/Summit County have regulations. Can go to their web site. If there are any problems with a Short-Term rental call their 1-800 number.
- County prohibits parking cars on the street. Can get a permit if having an event. If there is a problem, call the Sheriff on the non-emergency line.
- During the winter the fire hydrants can get blocked. Please help remove snow. Keep gas meters free of snow and ice.

Questions/Comments from Property Owners:

- Cindy Bargell raised the question that there is a bagged fire hydrant on Lakeview Drive. The fire hydrant is part of Mesa Cortina but is adjacent to Cortina Ridge. Barry Skolnick will investigate this.
- Bill Keeler raised the question about getting a cluster mailbox for Cortina Ridge residents. Bryce Bingham will reach out to the Silverthorne Post Office to see if there is a path for this to happen.

The meeting adjourned at 5:00pm.