

Cortina Ridge Property Owners Association

August 27, 2023, Annual Meeting Minutes

The annual meeting was called to order at 4:00 pm via in person and via Conference call meeting. The meeting was held at the home of Members Kent and Liz Dobbins. Board members present were Barry Skolnick, Kym Campbell and Anne Perry. 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 15 property owners comprising 20 attendees.

In Attendance

In person: Bob Laurence, Cindy Bargell, Baxter Fain, Amy Fain, Mike Zollinger, Kym Campbell, Liz Dobbins, Bryce Bingham, Jeff Leigh, Kelly Pointer, Doug Perry, Anne Perry, Nathan Hackos, Xavier Roll, Hugh Fairfield Smith, Cindy Fairfield Smith, Barry Skolnick, Bruce Sacks

Conference call: Anna Liebbe, Kay Phillips

The meeting began with introductions from all property members in attendance.

2022 Meeting Minutes

The 2022 Meeting Minutes and supporting documentation were distributed to all members prior to the meeting. A motion to accept the 2022 Meeting Minutes was made by Doug Perry 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 2024. 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 \$13,000.

President's Report – Presented by Barry

- The retaining wall on Lake View drive was in disrepair. The Board met via phone meeting on May 26, 2023, to approve the repair. Goode Construction repaired the wall. Cost was \$480.00.
- The board met via phone meeting on May 1st to approve 3 new documents, containing policies and procedures regarding the Cortina Ridge POA. These were revised by Altitude Community Law Firm. Legal fees occurred \$395.00.

Election of Board Member

Current Board Members:

- Barry Skolnick term expires 2024.
- Kym Campbell term expires 2024.
- Anne Perry term expires 2023.

Anne Perry will not be seeking another term on the Cortina Ridge Board. Barry Skolnick nominated Erin Bingham. A motion was made by Anne Perry and seconded by Jeff Leigh to elect Erin Bingham to 2 years as a board member, expiring 2025. The vote passed unanimously.

Architectural Review Committee Report

Barry Skolnick welcomed Bill Keeler to the Architectural Review Committee

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 work has commenced.
- Lot 19, 142 Kings Court. Under construction

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

Cortina Ridge Sales Report

There were no sales of lots or houses occurred. There are 5 vacant lots left in Cortina Ridge.

Annual Meeting/HOA Picnic-2024

Bryce and Erin Bigham offered to host next year's HOA meeting at their house at 214 Solomons Lane. The meeting will be held on Sunday, August 25, 2024, 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 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:

- Anne Perry raised the question about a non-working fire hydrant next to her property at 161 Kings Court. Cindy Fairfield Smith volunteered her husband, Fez, to check with the Buffalo Water District about why it was not working, and if it would be repaired and when that would happen.
- Bruce Sacks raised the question about a County truck that broke the asphalt pavement on Lakeview Drive, and when and if, the County planned to repair the damage.

Barry stated that the Board would follow up on both items.

The meeting adjourned at 5:00pm.