

Cortina Ridge Property Owners Association

August 13, 2016

Annual Meeting Minutes

The annual meeting held at the Sack's residence, 292 Lake View Drive. It was called to order at 5:15 PM by Property Owner, Jeff Leigh. Board member Sherri R. Leigh was also present. The quorum of 20% was met, as 13 property owners were present.

2015 Meeting Minutes

Shellie Rossner made a motion to accept the 2015 meeting minutes as presented. Jim Copp seconded the motion and the motion carried unanimously.

Treasurers/Budget Report

Sherri Leigh presented the proposed 2017 association budget. As of 08/15/2016 there is \$13,358.61 in the checking account. The main ongoing expenses for the association are Board/Sign Insurance, PO Box renewal and registering with the Secretary of State. The domain name for the HOA is paid through 2018 and the website through 2020. A motion was made to approve the 2017 budget by Cindy Bargell and seconded by Milton Slephow. The motion passed unanimously.

Election of New Board Member

Hugh (Fez) Fairfield-Smith term expires at the end of 2016. Jeff Leigh made the motion to re appoint Hugh (Fez) Fairfield-Smith to the board through 2018. Kay Phillips seconded the motion. The motion carried unanimously. Sherri R. Leigh term expires the end of 2017. Jeff Leigh made the motion to appoint Janine Kung to the board and Mike Brewer seconded the motion. The motion passed unanimously. Janine Kungs term expires in 2018.

General Discussion

Homeowners Manager:

Jeff Leigh volunteered to look into a paid HOA manager as an option for the association. A brief discussion followed regarding our association and if we fall under CCIOA, Colorado Common Interest Ownership Act which outlines how HOA associations in Colorado operate. Our HOA does not own real estate or maintain common elements, such as a condominium complex and consensus has been that we do not fall under their guidelines. A discussion followed about the possibility of paying Sherri R. Leigh for bookkeeping services. At this time, Sherri does not want to be paid for keeping the books, as she feels this is a volunteer board.

Homeowners Picnic

Thank you to Milton Slephow and Shellie Rosser for hosting the well attended 2015 picnic and meeting. Since this meeting and picnic were so successful, everyone in attendance thought the combination of the two was a good idea and should be continued. The future meeting and picnic location and date will be determined in the beginning of summer 2017, but the general consensus was to keep it on a Saturday, in the evening and in Cortina Ridge.

Aspen Drive:

Walter Kung asked about the road paving in Cortina Ridge and the gravel portion on Aspen Drive. Based on past conversations with the County, it is highly unlikely that the County would be willing to pave roads in the neighborhood. Typically a Local Improvement District (LID) administered by the County would need to be formed by the interested parties to initiate such a paving project.

Mail Delivery:

Shellie Rosser gave an update on the possibility of getting mail service in Cortina Ridge. The interim postmaster has 15 signatures on a petition to start the process. A discussion followed how difficult it was to receive packages from USPS if you have a PO Box. Some companies do not recognize the County Roads when they pull up a physical address in their systems. It was suggested to use your PO box and your street address when having packages sent to your home. Deb Sacks offered to write a letter to Customer Affairs asking for corrections to be made to address verification. Cindy Bargell will approve the letter.

Adjournment

The meeting was adjourned at 6:30 PM.

Reminder

If your mailing address changes, please let me know.
sherrirleigh@gmail.com