

Cortina Ridge Property Owners Association

August 26, 2018 Annual Meeting Minutes

The annual meeting was called to order at 4:15pm at the home of Barry and Laurie Skolnick, 222 Lake View Drive by board member Hugh, (Fez), Fairfield Smith. Other board members present were Janine Kung and Sherri Leigh. The quorum was met with 15 property owners comprising of 25 attendees.

In attendance

Sue & Jim Copp, Deb & Bruce Sacks, Janine & Walter Kung, Barry Skolnick, Kay & Jim Phillips, Jeff & Sherri Leigh, Cindy & Fez Fairfield Smith, Baxter & Amy Fain, Kathy & Rich Hakkarinen, Mike Zollinger & Kim Campbell, Jon & Darla Whinston, Jim & Jihan Baillie and Doug & Anne Perry.

2017 Meeting Minutes

The Meeting Minutes were presented. A motion to accept the 2017 meeting minutes was made by Barry Skolnick and seconded by Jon Whinston. The minutes were unanimously approved.

Treasury Report

Sherri Leigh gave a financial summary of the HOA and presented the budget for 2019. Bruce Sacs made a motion to accept the budget as presented and Kathy Hakkarinen provided a second. The 2019 budget was unanimously approved. Sherri pointed out that we had one delinquent dues from 2017. Invoices for the 2018 dues will be sent out soon with all 2018 dues being due by December 31st, 2018

General Discussion

- Michael Kurth with Summit Bookkeeping and Payroll, Inc. submitted a proposal to take over all general bookkeeping functions including but not limited to financial reporting, budgets, owner data base, dues invoicing and collection, meeting minutes and communication with title companies as properties change ownership. The fee for taking

over the bookkeeping would be \$100 per month with a per hour fee of \$60 for special work outside of the normal booking duties. After some discussion regarding the pros and cons of such a move, Fez Fairfield-Smith made a motion to accept this proposal. Doug Perry provided a second. The motion carried with 10 property owners in favor, one opposed.

- A brief discussion took place regarding the idea of raising the current \$100 annual HOA dues. The consensus was to leave the dues at \$100 for now and re-evaluate next year.
- 2019 HOA Picnic. Mike Zollinger and Kim Campbell volunteered to host the next HOA picnic/annual meeting at their home on Solomon's Lane. The meeting will be held on August 25th at 4:00 pm with a pot luck dinner following the meeting. More details to follow.

Administration

- The Architectural Review Committee currently consists of Jon Whinston, Dana Bargell, Fez Fairfield Smith and Jeff Leigh. Barry Skolnick was added to the committee.
- Board Elections. Board members Fez Fairfield Smith and Janine Kungs terms are both up having served a two years. Both indicated they would not run for another term. Fez Fairfield Smith nominated Barry Skolnick with a second by Jeff Leigh to fill one board position and Jeff Leigh nominated Kim Campbell, seconded by Cindy Fairfield Smith, to fill the second open seat. Both candidates were unanimously approved. Both will serve a two year term. Sherri Leigh's term expires at the annual meeting in 2019. Many thanks to Fez for his long tenure on the Board