

## **Cortina Ridge Property Owners Association**

August 17, 2025, Annual Meeting Minutes

The annual meeting was called to order at 4:40pm via in person. The meeting was held at the home of members Josh and Kelly Pointer. Board members present were Barry Skolnick and Kym Campbell. 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 10 property owners comprising 18 attendees.

### **In Attendance**

In person: Barry Skolnick, Kym Campbell, Mike Zollinger, Josh Pointer, Kelly Pointer, Fez Fairfield-Smith, Cindy Fairfield-Smith, Bill Keeler, Bruce Sacks, Ernst Pintar, Lindsey Pintar, Nathan Hackos, Xavier Hackos, Cindy Bargell, Dana Bargell, Jeff Balyeat, Jackie Balyeat and Bill Keeler.

### **2024-2025 Meeting Minutes**

The 2024-2025 Meeting Minutes and supporting documentation were distributed to all members prior to the meeting. A motion to accept the 2024-2025 Meeting Minutes was made by Bruce Sacks and seconded by Bill Keeler. The vote passed unanimously.

### **Treasury Report – Prepared by: Erin Bingham, Treasurer**

As of July 31, 2025, the books and records of the POA are being maintained by the Treasurer. We no longer employ Summit Bookkeeping to complete these tasks. This change in procedure is saving the POA \$1200 per year in bookkeeping expenses.

The Balance Sheet as of July 31, 2025, is attached. We have total Assets of \$17,394. We currently have a balance in the bank of approximately \$17,194. Our Liabilities include design review deposits including a \$4,000 deposit for home under construction at 142 Kings Court and a \$ 4,000 deposit for a home under construction at 182 King's Court.

The Income Statements for the year ending 2022-2025 are attached. We have \$3000 in annual dues. The POA had a Net Loss of \$223 for the year ending 2024 and is expected to have a Net Income of \$1903 in 2025. Going forward, expenses will be comprised primarily of an insurance policy, and we will no longer incur \$1200 per year of bookkeeping expenses.

The Budget for the year ending 2026 is attached. We are budgeting \$ 3000 in annual dues and total Expenses of \$1835, resulting in a Net Income of \$1165.

## **President's Report – Presented by Barry**

Welcomed new property owners Ernst and Lindsey Pintar at 163 Solomons Lane and Goose and Jackie Balyeat at 252 Lake View Drive.

Follow-up on questions raised at last year's POA Meeting:

Cindy Bargell raised the question that there is a bagged fire hydrant on Lakeview Drive. The fire hydrant is no longer bagged, which suggests that it is fully operational.

Bill Keeler raised the question about getting a cluster mailbox for Cortina Ridge residents. Bryce Bingham has followed up on this matter. It is the goal of the Post Office within the next few years to eventually provide a cluster mailbox in each POA in Silverthorne. A new Postmaster has been hired in Silverthorne. Bryce will continue to report to the neighborhood as we hear more details.

Vacant Land Scam:

One of our POA Members, Patryk Siemion, was informed by a local real estate agent that someone was trying to sell his lot at Lot 29, 272 Lake View Drive (Lot). If you are the owner of a vacant lot, please be aware that this scam exists. We understand that it has not yet been successful in Summit County, but attempts are being made. It is important to be aware of this scam and to pay your real estate taxes on time.

## **Election of Board Member**

Current Board Members:

- Barry Skolnick term expires 2026.
- Kym Campbell term expires 2026.
- Erin Bingham term expires 2025.

Erin Bingham is up to serve another 2-year term. A motion was made by Cindy Fairfield-Smith and seconded by Bruce Sacs. The vote passed unanimously. Erin Bingham will now serve a term expiring in 2027.

## **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 the construction plans. We are in receipt of a Construction Deposit for this home. Site work is well underway.
- Lot 19, 142 Kings Court. ARC has reviewed and approved the construction plans. We are in receipt of a Construction Deposit for this home. Home is still under construction. Barry Skolnick will follow-up with owners to get an update on the progress of the home construction.
- Lot 2, 213 Solomons Lane. ARC has reviewed and approved conceptual evaluations. Need to have submission of a complete set of construction plans along with the Construction Deposit. Construction is planned to begin in the spring of 2026.

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](http://www.cortinaridge.com).

## **Cortina Ridge Sales Report**

**Lot 4, 163 Solomons Lane** – Home sold on (unknown) for \$ 2,148,300

**Lot 25 252 Lake View Drive** – Home sold on 7/11/25 for \$ 2,238,000

**Lot 9 194 Solomon's Lane** - Lot for Sale – Listing Price: \$ 725,000

## **Annual Meeting/POA 2026**

Jackie and Goose Balyeat offered to host next year's POA meeting at their house at 252 Lake View Drive. The meeting will be held on Sunday, August 30, 2026, at 4:00pm. Details to follow.

### **Miscellaneous Items and Information that was discussed:**

Fire Mitigation – Summit County Chipping Program is a great help.

<http://www.summitcountyco.gov/885/Chipping-Program>

Summit County Alert – Be notified of emergencies around the county.

[https://www.summitcountyco.gov/services/emergency\\_services/emergency\\_management/summit\\_county\\_alert.php](https://www.summitcountyco.gov/services/emergency_services/emergency_management/summit_county_alert.php)

Short Term Rentals/Summit County Regulations – Be aware of these Regs.

<http://www.summitcountyco.gov/1221/Short-Term-Rentals>

Parking on County Roads – No Parking on County Roads, but Permit is available.

<https://summitcountysheriff.rja.revize.com/forms/10666>

Fire Hydrant Maintenance – Keep Snow Clear of the Hydrant that serves your home.

Gas Meter Safety – Keep your Gas Meter clear of snow and ice.

### **Questions/Comments from Property Owners:**

There was a discussion regarding the Firewire program. Mesa Cortina is working on becoming a Firewise community and would like our community to participate. Mike Zollinger will submit Firewise information to the Board within the next week. The Board will distribute this information to the property owners and see if Cortina Ridge wants to work towards Firewise designation.

Firewise information can be found at:

<https://mesacortina.com/firewise>

<https://www.nfpa.org/education-and-research/wildfire/firewise-usa>

Kelly Pointer is going to contact the County to discuss either the removal or trimming of trees located on the north side of Buffalo Mountain Drive just east of Lake View Drive due to safety concerns.

**The meeting adjourned at 5:40pm.**