

**Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, August 18, 2018**

Town of Silverthorne, Town Hall, Council Chambers

Board President, Gene Bygd called the meeting to order at 10:03 AM.

Attendance

The members of the Board and owners attending introduced themselves. Board members present were Gene Bygd, Dave Matthews, Stan Wagon, Steve Weinberg, Jeff Leigh, Dave Burford, Rich White. The meeting was attended by owners representing 45 properties. With the addition of the proxies, a quorum of 53 was established. Also attending was Michael Kurth, as the financial administrator for the Cortina Property Owners Association (CPOA) and Mesa Cortina Water & Sanitation District.

Summit Fire Authority

Lori Miller of Summit Fire and EMS and former Fire Chief of the Red, White and Blue Fire District informed the group of an upcoming local ballot measure that would provide stabilization of funding for Summit Fire Districts. This measure is timely in light of the wildfire that came very close the Mesa Cortina Subdivision. The District is requesting feedback from homeowners in the area and would appreciate input. Please respond to pio@summitfire.org with any comments.

Minutes

Stan Wagon moved to approve the minutes of the February 17, 2018 meeting. The motion was seconded by Steve Wienberg. Motion passed.

Board Report

Gene informed the group that there are currently 7 members on the Board of Directors for the Cortina Property Owners Association. Board members Steve Weinberg, Rich White, David Burford and Dave Matthews terms were expiring as of this meeting. All agree to continue on the Board. There are 2 vacant positions if anyone is interested in serving. The maximum per the governing documents is 9 members. Dawn Darling of 131 Thimbleberry and Kristi Hyde of 47 Spring Beauty Dr. volunteered to serve.

Richard White moved to accept Dawn and Kristi to the Board. The motion was seconded by Steve Wienberg. Motion passed.

Dave Murray moved to re-elect Weinberg, White, Burford and Matthews to the Board. The motion was seconded by Rob Strode. Motion passed

To re-align to Board members to staggered terms. Richard White and David Burford agreed to reduce 3 year terms to 1 year and Steve Weinberg agreed to reduce from 3 year to a 2 year term.

Old Business

- Gene informed the owners of the importance of fire mitigation. The benefits of which we realized with the recent wildfire. The next slash pick up is scheduled of the week of August 27 to 31. Please see the Summit County website for more details. Jon Whinston informed the group that the Summit Association of Realtors (SAR) has volunteers available to help with clearing and stacking of slash. Please contact SAR if you need help. It was also suggested that Summit County Road and Bridge be contact about the scheduling of road work, to schedule after the slash pickup so that the roadside piles are not disrupted.

-Gene also asked that owners be sure to keep driveway culverts clean and free of debris. Cleaning culverts can help prevent road and driveway damage during heavy rains and spring runoff.

-There are also violations concerning the parking of unlicensed vehicles which is also a county violation. If you notice any such violations, you can contact the county and ask that they have the county code enforcement officer contact the property owners to get the problem resolved.

-Gene also addressed the issues of outside lighting and light pollution within Mesa Cortina. If you have exterior lights please be sure they are aimed down and are not shining on your neighbor's property. The county does have some regulations with regard to lighting, and can be contacted, if there are any issues with a neighbors lighting infringing on your property. Gene asked that owners be considerate of neighbors and turn off outside lights at night.

-Unscreened trash containers are also a violation of the Association rules. Please let the Board know if you see any violations so those concerns can be addressed.

-There have been a number of reports of bears in the neighborhood. Please keep garbage containers covered or in your garage until the morning of your scheduled trash pickup. The major trash companies also offer a concierge service that will enter your garage to get trash and return the empty containers.

-There had been a few complaints concerning a property with excessing stuff/junk on their property that was considered an eyesore. The Board will approach owners to get them to clean it up and properly dispose of the items.

-The Association was approached by Waste Management with a proposal to offer trash service for the subdivision. A discounted rate of \$70.50 per quarter, per home was offered. After a review of the proposed agreement, the Board has decided to not enter into a contract at this time. If the proposal is modified to better suit the homeowners and the Association, the Board may consider it at a later date.

- The idea of burying power lines was also brought up at the last annual meeting. Gene completed an application with Xcel to explore the possibility. The cost came back at \$3 to \$4 million. In addition the lines would be buried in the street so homeowners would be responsible for connecting from the back of their homes to the street, probably costing an additional \$5,000 or more. It was noted that burying the lines has many benefits but the cost is very expensive. At this time the cost seems prohibitive and will not be further pursued at this time.

-Gene asked that pet owners be responsible and pick after your dogs. There are a couple of pickup bag stations within the neighborhood. Also, please be aware of barking dogs. Please check with you neighbors if they have any concerns with your dog barking while

you are away from your property. For more information, the Animal Control office of Summit County can help address these issues.

-Gene also informed the group about the use of an “app” called “Next Door”. Gene is no longer the lead on this website, but encouraged owners to sign up for the app in order to receive notification from their neighbors regarding things happening in the neighborhood, such as squatters camped in the area, bears, coyotes, moose, etc. There are currently about 60 owners who have enrolled in this service.

-There was also discussion of squatters off the Mesa Cortina Trail. If anyone notices squatters or extended camping in the Forest, please advise the Board. The Board can notify the US Forest Service to further investigate. The best way to document is to take photos to include the GPS coordinates so the camp can be located.

Architectural Review Committee (ARC)

-There was no report from the Architectural Review committee. The committee members are Jon Whinston, Dave Peterson and Susan Hill. Please refer to the website for the Architectural Guidelines if you plan to do any building or modifications to your property. There are currently several homes under construction in the subdivision. Please contact the Board if you see any issues with the construction sites.

Treasurer Report

-Rich White presented the Treasurer’s report through the 7-31-18. The Association is in good financial position with approximately \$165,985 in the bank account and \$127,653 in equity. There is currently \$49,000 held in Architectural Development Review on account.

Stan Wagon moved to accept the Treasurer’s report. Steve Wienberg seconded the motion. Motion carried

New Business

-There is nothing in the bylaws of the Cortina Property Owners Association that addresses construction hours within our subdivision. The County website has a window of 7:00AM to 7:00PM. If anyone has any problems or issues with this, please contact the Board if you are unable to resolve the issue with the builder or property owner.

-Gene informed the owners of a possibility of local legislation that would require that all short term rentals be registered. The purpose is so that the owners or management company could be contacted if problem renters are reported to local law enforcement.

-Gene reminded the group of the picnic following the meeting today at 1:00PM at the end of Spring Beauty Drive. Currently 67 have responded to be in attendance. Please bring a chair, side dish to share and beverage if you wish. Hamburgers and brats will be provided.

-The topic of noxious weeds was also brought up. The County website has a listing of weeds that are considered noxious and need to be removed from your property.

-Stan Wagon mentioned that radon is a concern in the subdivision. He has recently had radon mitigation done in his home. Please contact Stan if you have questions or need more details.

-Stan also informed the group that Xcel now offers a time of use program. The idea is that your rates are adjusted based on the time that you use electricity. It does require a

meter which Xcel provides for free. Energy used between 9:00PM and 9:00AM is billed at a lower rate. It can result in some savings for homeowners.

Mesa Cortina Water & Sanitation

-The question of high water rates was asked by an owner. Jeff Leigh as manager of the Mesa Cortina Water & Sanitation District (MCWS) gave some history of the MCWS structure and how rates are determined. There are several contributing factors. A large portion of the water is required to be purchased by contract from Buffalo Mountain Metropolitan District (BMMD). Since MCWS is a small water district, with 249 potential lots, the costs to maintain the system are higher than that of a larger water district with thousands of subscribers. It is a matter of economies of scale. The MCWS Board has explored many options: such as possibly breaking away from BMMD, new water sources, combining with another District, etc. At this point there are no alternatives available that would bring rates down. Anyone is invited to attend the monthly MCWS meeting held on the 1st Tuesday of each month.

Next Meeting

The next meeting will be Saturday, February 16th at 10 AM at Town of Silverthorne Council Chambers.

The meeting was adjourned at 12:25PM.