

**Cortina Property Owners Association  
Semi-Annual Owners Meeting  
Saturday, February 16, 2019**

**Town of Silverthorne, Town Hall, Council Chambers**

Former 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, Kristi Hyde and Dawn Darling. The meeting was attended by owners representing 31 properties. With the addition of the proxies, a quorum of 34 was established. Also attending was Michael Kurth, as the financial administrator for the Cortina Property Owners Association (CPOA) and Mesa Cortina Water & Sanitation District.

**Minutes**

*Stan Wagon moved to approve the minutes of the August 18, 2018 meeting. The motion was seconded by Steve Weinberg. Motion passed.*

**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 for the week of June 17 to 21, 2019. Please see the Summit County website for more details.

-Stan Wagon reviewed the history of the current bylaws and the difference in their relationship to association covenants. Stan proposed that the Association consider opting out of the CCIOA. CCIOA puts an additional administrative burden on the Association. Changing the covenants supposedly takes 75% approval according to the Covenants, but CCIOA, which we are now subject to, says that the max allowable for such changes is 66.7%. The association can opt out of CCIOA provided the Covenants cap the fees at 400 1998 dollars. Our fees are well below this, but the Covenants have no cap. This will be addressed at the next Homeowners meeting.

-Stan reviewed in detail the proposed changes to the bylaws as distributed with the meeting packet and on the website. Stan pointed out the major bylaw changes and additions item by item. There was some discussion by the Board and homeowners present about specific language related to architectural guidelines, structural requirements, view corridors, lighting, etc.

*The Board moved to approve the 2019 updated bylaws as amended. Motion carried.*  
The adopted updated bylaws will be posted to the website.

-Gene informed the group that we currently have a full Board, but there will be 3 positions with expiring terms at the August meeting. Please let a Board member know if you are interested in serving on the board.

-Gene also reminded the members of barking dogs and lease laws.

-Gene also asked that members keep an eye on driveway culverts as snow melts to prevent water damage to roads and driveways.

- Gene also asked owners to keep an eye out for any unusual activity, squatters, etc. in the neighborhood and inform neighbors or use the Next door app to notify the community.
- Gene also informed the group about the use of an “app” called “Next Door”. There are currently about 60 owners who have enrolled in this service.
- Stan reminded the owners about the bylaw concerning a screen of trash containers. Unscreened trash containers are a violation of the Association rules. Please let the Board know if you see any violations so those concerns can be addressed.

### **Mesa Cortina Water & Sanitation**

-Jeff updated the homeowners of three water main breaks within the last year. The Mesa Cortina Water & Sanitation District is in the process of getting plans drawn up to replace some water lines that have been prone to breaks. Jeff also reviewed our water testing requirements by the State. Copper has been an issue, but we are in compliance with water quality requirements. Jeff and MCW&S will also be checking the sewer lines for Inflow and Infiltration from outside sources with the snow melt season this spring. The Joint Sewer Authority is in the process of re-defining an EQR which will give the District more sewer capacity.

### **Architectural Review Committee (ARC)**

-There was no report from the Architectural Review committee. The committee members are Jon Whinston, Dave Petersen 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 12-31-18. The Association is in good financial position with approximately \$180,345 in the bank account and \$125,961 in equity. There is currently \$57,500 held in Architectural Development Review on account.

### **Next Meeting**

The next meeting will be Saturday, August 17<sup>th</sup>, at 10 AM at the North Branch of the Summit County Library across from Silverthorne Town Hall.

-Gene asked for volunteers to help organize the annual picnic following the August 17, 2019. Please contact Gene if you are able to help.

The meeting was adjourned at 12:14PM