

**Cortina Property Owners Association**  
**Semi-Annual Owners Meeting**  
**Saturday, August 17, 2019**  
**North Branch Summit County Library**

Stan Wagon 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 42 properties. There were 19 proxies; a quorum of greater than 10% of the membership 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 February 16, 2019 meeting. The motion was seconded by Dave Burford. Motion passed.*

**Reports**

-Stan informed the membership that we have an agreement with Waste Management for discounted rates for the homeowners of Mesa Cortina. Please call them directly to get a quote for trash and recycling prices.

-Earlier in the summer the annual Summit County Chipping program was in the neighborhood to pick up slash that was left on the curb.

-Stan reminded the ownership of a few violations in the neighborhood over the last few months mainly related to trash containers, lighting and fences.

-Stan reminded the membership that there were new bylaws adopted at the February meeting. Those are posted on the Mesa Cortina website.

-Stan informed owners of the short term rental hotline. This is to be used to report any incidents or problems related to short term rentals. The hotline number is 970-368-2044. They are required to respond to any request within the hour.

-Stan reviewed the lighting regulations related to outdoor lighting. Outdoor fixtures on short-term rentals should, by County regulations, be cut-off or dark sky compliant fixtures.

-A question was raised with regard to landscaping within the neighborhood. It was determined that there are no rules within the bylaws that address any kind of landscaping regulations.

-After last year's annual meeting there was a picnic at the cul-de-sac at the top of Spring Beauty. That option was discussed at the February meeting. Unfortunately, no one stepped up to volunteer. Therefore there will be no picnic following this meeting. The idea of hiring a commercial catering company to do the picnic was suggested. That alternative may be investigated for the future.

**New Business**

-Stan reviewed the motion as proposed by the Board of Directors to add Article VIII to the Declarations of Protective Covenants. For this motion to be implemented it requires an approval rate of 67% of the membership. The whole purpose of this motion was to make the Cortina Property owners Association exempt from the Colorado Common Interest Ownership Act (CCIOA). 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%. There are many other regulations with CCIOA, dealing with, for example, political signage, renewable energy, drought prevention, affordable housing, electronic charging stations and many other things that put additional administrative burden on the Association. The

association will be excluded from CCIOA provided the Covenants cap the fees at \$400 in 1998 dollars.

-There was discussion with regard to the amount of the cap. There is no intention to increase the annual dues above the current \$100 per year. The \$400 limit gives the Association some room to increase if ever needed in the future, but at the same time, puts a cap on the maximum amount of dues and keeps the association from being subject to the CCIOA regulations.

**- Rich White motioned to move forward with a postcard campaign to obtain the votes from members not in attendance. Motion seconded by Dave Burford. The motion carried. The ballots turned in at the meeting supported the Covenant change by a vote of 61-0.**

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

-Jeff reminded the membership that the water and sewer rates for 2019 were not increased from the 2018 levels. Jeff informed the membership that the sewer lines were videoed this spring in conjunction with spring runoff. There were 7 homes identified as needing repairs to sewer lines for Inflow and Infiltration (I&I) from outside sources with the snow melt. Jeff is working with those homeowners to get the lines repaired prior to 10-31-19. As a result of the excess I&I, the District has been penalized \$5,000 by the Joint Sewer Authority (JSA) for being over capacity. 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. 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)**

-Kristi Hyde reported on activities of the Architectural Review committee. The committee members are Jon Whinston, Dave Petersen and Kristi Hyde. 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 7-31-19. The Association is in good financial position with approximately \$198,261 in the bank accounts and \$145,425 in equity. There is currently \$61,581 held in Architectural Development Review deposits.

-Stan noted that the association has insurance coverage that covers Board members and for Errors and Omissions.

-Stan also presented the possibility of investing some of the bank balance in to a CD that would yield a greater return of interest. The general membership was in agreement to invest funds in an insured, higher interest rate product.

### **Board**

-Stan informed the membership that Rich White and Dave Burford terms were expiring at this meeting. Neither will be renewing, leaving two open spots on the Board. Stan asked for volunteers to serve. Jamie Bailey of 1959 Larkspur Lane volunteered.

**-Diego Martinez moved to accept Jamie Bailey to the Board with a term expiring in 2022. Joanne Hanson seconded motion. Motion carried.**

### **Next Meeting**

The next meeting will be Saturday, February 15<sup>th</sup>, at 10AM.

The meeting was adjourned at 11:55AM.