

**Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, August 15, 2020
Virtual meeting via Zoom**

The meeting was called to order at 10:05 AM

Attendance:

- Board members in attendance were Stan Wagon, Jeff Leigh, Dawn Darling, Kristi Hyde, Dave Matthews, Steve Weinberg and Jamie Bailey.
- 50 properties were represented, including 9 by proxy.
- A quorum was established.

Minutes from February 15, 2020 Meeting:

- **A motion was made by Stan Wagon, seconded by Eric Olson and passed unanimously to approve the minutes from the February 15, 2020 meeting.**

Announcements:

- The Board is comprised of several home owners in the community. Stan Wagon is current President of the Board, Jeff Leigh is Treasurer.
- There have been several issues with regard to unapproved fences. This topic will be covered in more detail later in the meeting.
- Trash continues to be an issue with unsightly and unscreened trash bins.
- Routine maintenance to your property does not require ARC (Architectural Review Committee) approval. Any changes that will result in construction or change in appearance of your property will need to be approved by the ARC.
- Maintenance of culverts under driveways is the responsibility of the homeowner. Please be sure if you have a culvert it is clear and free of debris to prevent flooding on to the roads.
- We have received a report on the Buffalo Mountain Fire from 2019. That report is posted on the website if you would like to see the details.
- Association funds (\$75K) are being invested at 1st Bank at 2.2% return.

New Business:

- **Board of Directors**
 - Jeff Leigh and Steve Weinberg terms on the Board of Directors expire in August, 2020.
 - **A motion was made by Stan Wagon, to reappoint Jeff Leigh to the Board for a two year term. Motion passed.**
 - **A motion was made by Stan Wagon, to reappoint Steve Weinberg to the Board for a two year term. Motion passed.**
 - Kelsey Andersen volunteered to join the Board. **A motion was made by Stan Wagon, to appoint Kelsey Andersen to the Board for a two year term. Motion passed.**

- Jacob Vos volunteered to join the Board. **A motion was made by Stan Wagon, to appoint Jacob Vos to the Board for a two year term. Motion passed.**
- With these elections the Board now has 9 members.
- **Roof Lines**

There was some discussion with regard to roof lines and what is acceptable for the Mesa Cortina neighborhood. Are flat roofs ok for our neighborhood? After some discussion it was decided that the ARC would consider the applications for building on a case by case basis.
- **ARC Guidelines**
 - There was a request from the ARC to remove language from the ARC guidelines that provided for automatic approval, if no response is received on an application within 45 days of submission. There is also a request for the ARC permit to be changed to 18 months for house completion, to agree with county permitting regulations.
 - **A motion was made by Stan Wagon to amend the ARC construction completion guidelines period from 15 months to 18 months (to coincide with county regulations), from the date of permit issuance. Motion was seconded by Jon Whinston. Motion passed.**
 - **A motion was proposed by the ARC to provide that the ARC may recommend to the Board to impose a fine or penalize up to 50% of the construction deposit if an owner has not completed construction within 3 years of permit issuance. Motion passed.**
 - **A motion was made by Steve Weinberg to remove the automatic application approval clause from the ARC guidelines, and replace it with "the ARC must respond" within 21 days of application submission. Stan seconded the motion. Motion passed.**
 - **Stan moved to change the bylaws Article 13, §3 to state: "These Bylaws shall govern the affairs of the Corporation, but to the extent there is a conflict between the terms or provisions of these Bylaws and the Declarations, the terms and provisions of the Declarations of Protective Covenants shall prevail, with two exceptions". The "15 months" in Article V(c) and the clause in Article VIII saying "If the Committee fails to approve or disapprove the submitted plans in any instance within twenty-one (21) days after the plans have been submitted to it, the approval of the Committee shall be presumed" to be overruled by Appendix 2, §1, para. e of the Bylaws. Motion passed.**

The Board will ask that the ARC review the guidelines further and submit any proposed changes at the next meeting.

- **Donation**

A motion was made to donate \$3,000 to the FIRC (Family Intercultural Resource center) to assist in the COVID response efforts. Motion passed.

- **Fencing**

There was much discussion with regard to fencing. The current policy states that fences are “discouraged”. The general ownership is in agreement leaving the “discouraged” wording as it currently is.

A motion was made to adjust the 250 sq. ft. maximum space requirement to 900 sq. ft. Motion passed.

- **Mesa Cortina Water & Sanitation District Report:**

- Jeff Leigh gave the Water District report.
- There have been a couple of water main breaks that have been addressed quickly. The Board is working on plans to address the aging water lines in the future.
- There were repairs to the manholes to address water infiltration into the sewer system.

- **Open Forum**

- There was a request that the fencing policy be reviewed and revised at a future meeting.
- There was a question regarding Short Term Rentals. The County has regulations regarding Short Term Rentals. There are no regulations regarding Short Term Rentals under the Cortina Property Owners declarations and bylaws.
- There was a question about a resident owner renting a room in their home. It is permissible under current county guidelines.
- There was a question about the possibility of continuing the use of the Zoom meeting going forward. Zoom meetings will used until limits on public gatherings due to COVID19 are changed.

The meeting was adjourned at 12:05 p.m.