

**Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, February 20, 2021
Virtual meeting via Zoom**

The meeting was called to order at 10:05 AM

Attendance:

- Board members in attendance were Stan Wagon, Dawn Darling, Kristi Hyde, Jacob Vos, Dave Matthews, Steve Weinberg, Jamie Bailey, Kelsey Anderson
- 35 properties were represented, including 3 by proxy.
- A quorum was established.

Minutes from August 15, 2020 Meeting:

- **A motion was made by Stan Wagon, seconded by Jacob Vos and passed unanimously to approve the minutes from the August 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.
- At the last meeting there was discussion regarding unapproved fences. Kelsey distributed a survey to owners. This topic will be covered in more detail later in the meeting.
- Please see the Bylaws with regard to outside lighting guidelines.
- Covenants do assert that house numbers are required. If your house does not have visible numbers from the street you should install them. County rules are that the number be 5 inches high and in a color that contrasts with the background.
- Trash continues to be an issue with unsightly and unscreened trash bins.
- It was noted that if you “see something, say something”. This refers to anything suspicious or out of the ordinary in the neighborhood, that you contact your neighbors or Board member to report it, so that it can be checked out.
- 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.
- The County has regulations regarding Short Term Rentals. There are no regulations regarding Short Term Rentals under the Cortina Property Owners declarations and bylaws.
- 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.
- Association funds (\$75K) are being invested at 1st Bank at 2.2% return.

New Business:

- **Signs**

Stan presented a motion to ownership to add Article 12 to the bylaws with regard to Signs. There was some discussion of the proposed article and some minor changes were added. The proposed language is as follows:

Temporary political signs relevant to any type of election in which residents are entitled to vote shall be permitted. Such signs can be visible only during the period from 45 days before the election to 7 days following the election. Temporary signs announcing an event such as a garage sale, party or other type of meeting are permitted, from seven days before the event to one day after the conclusion of the event. No temporary signs other than the preceding, or real estate signs, are allowed.

Motion passed

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

- Stan 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.

- **Fencing**

Stan presented a motion to ownership to replace the current guidelines in the ARC Guidelines Appendix 1. After some discussion and some minor changes, the proposed language is as follows:

1. Site Requirements

(d) FENCES – Fencing in general is discouraged in Mesa Cortina. These guidelines on fencing were created to preserve the open rural quality of Mesa Cortina while acknowledging that there are situations where a fence is appropriate so that residents can protect children or contain their animals. Decisions on fences are by the Architectural Review Committee (ARC) and made on a case-by-case basis. Any proposal for a fence must be submitted to the ARC and the fence can be erected only after ARC approval in writing. Any fencing shall conform to the following:

- (1) A fence shall not be allowed if its purpose is to indicate the boundary of a property or serve as a division between properties. Fencing shall not extend beyond the county-mandated setbacks on any side of the property.

- (2) The area of the fenced-in region shall not exceed 900 square feet and the height of the fence shall nowhere exceed six feet. Fenced-in land under a deck or overhang is not included in the 900 square feet.

- (3) The fencing material and color should be consistent with the design of the house.

(4) The fence should be constructed of wood or other materials as deemed appropriate by the ARC.

(5) A fenced-in area should be placed at the rear of the property or other location that serves to screen the enclosure from the street and neighboring homes.

(6) All fences shall start and end adjacent to the house or garage; one side of the enclosed area should coincide with a wall or walls of the house or garage. Free-standing fences are not allowed.

(7) Trees shall not be used as fence posts.

The following are prohibited:

(i.) Chain-link, cyclone, or plastic fences.

(ii.) Any fence with attached barbs, sharp points, or any material that could cause harm to people or animals.

(iii.) Any fence designed to produce an electric shock, except for a temporary fence intended to train a dog wearing an electric receiver, but not directly electrified to shock on contact.

Motion passed

• **Open Forum**

- There will be a couple of open positions on the Board to be voted on at the August meeting.
- Dave Matthews urged owners to continue to do fire mitigate on their property.
- There was a question about the possibility of doing a Zoom hybrid meeting for the August meeting. The Board will circulate a survey to get consensus on meeting date and time.

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