

**Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, August 28, 2021
Hybrid meeting, Silverthorne Library and via Zoom**

The meeting was called to order at 9:03 AM

Attendance:

- Board members in attendance were: Stan Wagon, Dawn Darling, Jamie Bailey, Jeff Leigh, Kelsey Anderson, Dave Matthews
- Board members via Zoom were: Kristi Hyde, Jacob Vos, Steve Weinberg
- 24 owners in attendance and 23 via Zoom, including 5 by proxy.
- A quorum was established.

Minutes from February 20, 2021 Meeting:

- **A motion was made by Kelsey Anderson, seconded by Eric Olson and passed to approve the minutes from the February 20, 2021 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.
- Stan reminded owners of regulations regarding unapproved fences, screens on trash containers and dark sky compliant lighting.
- 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.
- 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 you neighbors or Board member to report it, so that it can be checked out.
- The County has regulations regarding Short Term Rentals. There are no regulations regarding Short Term Rentals under the Cortina Property Owners declarations and bylaws. However the county does require dark sky compliant lights for licensed short term rentals.
- Kelsey Anderson, Assistant Manager from the Mesa Cortina Water & Sanitation District has offered to do a tour of the water facilities for the District if anyone interested. Kelsey will pick a date and time and circulate to owners.
- Stan reviewed the current Board of Directors responsibilities and current terms. The terms of Stan Wagon, Dawn Darling, and Dave Matthews terms expire now and they have agreed to run for a seat on the Board. Jamie Bailey’s term has also expired and she has elected not to run again for her seat. Madeline Mishkind has been nominated to replace Jamie. ***Kelsey Anderson moved to accept Madeline Mishkind and re-elect Stan Wagon, Dawn Darling and Dave Matthews to the Board. Eric Olson Seconded. Motions carried.***

Old Business:

- **Bylaw Up Dates**

Appendix 2, Item 3; The current wording says that the ARC will have seven days to do an inspection and a failure to inspect within seven days, shall mean that all ARC requirements have been satisfactorily completed. The Board feels that the time period should be extended to 14 days and that there should never be the presumption of satisfactory completion. ***The Board therefore moves that this clause be replaced by:***

Appendix 2, Item 3. Notice. Before the Architectural Review deposit is returned, the ARC shall be notified that the project is ready for inspection and shall have 14 (fourteen) days to carry out the inspection. The inspection shall ensure that the project conforms to the approved plans and that all related items as specified in the Covenants and Bylaws are complied with. This will include, but not be limited to, construction clean-up, landscaping, restoration of neighboring lots to the natural state, driveway grading, and so on. The ARC shall make all reasonable effort to inspect, and advise the owner of any noncompliance, within 14 (fourteen) days of the inspection. Incomplete inspection due to weather and snow cover may result in a delay in refunding the deposit money.

Motion Carried

Appendix 1 Item 2: *The Board moves that this Bylaw clause be replaced by:*

Appendix 1, Item 2(c) EXTERIOR SIDING AND TRIM: the use of contrasting or accent material is encouraged. The following exterior finishes are prohibited: exposed unfinished concrete, T1-11 manufactured siding, aluminum siding, vinyl siding, or materials of similar composition to the preceding. ***Motion Passed***

Annual Meeting

Kelsey presented survey results with regard to meeting time. The survey had 81 responses (a third of owners), with 47% wanting meeting times to stay at Saturday mornings and 37% wanting a weekday evening. So, the Board proposes that the summer meeting be unchanged but the winter meeting be changed. Some might prefer a post-Labor Day Saturday to an August Saturday.

The Board moves that the Bylaw clauses on meeting times be changed to:

Section 1. ANNUAL MEETING

The regular annual meeting of the Members of the Corporation for the election of the Directors and transaction of other business shall be held in Summit County, at the hour of 10 o'clock A.M. on the first Saturday after Labor Day. If unusual circumstances warrant a change, the Board of Directors can change the meeting time or date to another time or date up to three weeks earlier or later than the aforementioned day, provided 30 days' notice is given to the membership. For both the annual and winter meetings, the organizers will attempt to set up a

videoconferencing option (e.g., by using ZOOM), so that owners can participate remotely.

Section 2. WINTER MEETING

A winter meeting of the Members of the Corporation for the transaction of any business shall be held in Summit County, at the hour of 7:00 o'clock PM. on the third Wednesday of February in each year. If unusual circumstances warrant a change, the Board of Directors can change the meeting time or date to another time or date up to three weeks earlier or later than the aforementioned day, provided 30 days' notice is given to the membership.

Motion Passed

- **Short Term Rentals**

There was discussion with regard to short term rentals within the Cortina Property Owners Association. Any short term rental properties must be licensed with Summit County. There are currently 26 licensed properties within the development. After some discussion it was determined that it would be very difficult to get a regulation passed within the association to ban Short Term Rentals. It was also suggested that the list of Short Term Rentals be posted on the website and include size of rental unit, parking allowed etc. It was also suggested that the County's hot line be utilized to report any problems.

- **Open Forum**

- Kelsey and Mary Kay Rentschler will explore the possible of creating a homeowner list for owners with voluntary participation in order to increase neighbor to neighbor communication.
- Kelsey of the Mesa Cortina Water & Sanitation District reviewed the current status of the water line replacement project.
- Stan briefly touched on the Forest Service Land Trade involving the space where the water tank is located.
- Dave Matthews urged owners to continue to do fire mitigation on their property.

The meeting was adjourned at 11:58 AM