

**Cortina Property Owners Association
Semi-Annual Owners Meeting
Wednesday, February 16, 2022, 7:00PM
via Zoom**

The meeting was called to order at 7:04 PM

Attendance:

- Board members in attendance were: Stan Wagon, Dawn Darling, Jacob Vos, Jeff Leigh, Kelsey Anderson, Steve Weinberg, Dave Matthews
- Contract staff: Michael Kurth, Summit Bookkeeping
- 28 owners in attendance, including 1 by proxy.
- A quorum was established.

Minutes from August 28, 2021 Meeting:

- **A motion was made by Stan Wagon, seconded by Steve Weinberg and passed to approve the minutes from the August 28, 2021 meeting.**

Announcements

- Stan reviewed the rules and regulations with regard to the lighting policies for the Association. There are a few owners who need to make adjustments to either their light fixtures or light schedules as all-night lighting is not permitted unless they are using dark-sky compliant fixtures. The association is also working with the county with regard to lighting spilling into the neighborhood from the Wildercrest condominiums area.
- Stan also informed the owners of the Association's policy related to signage. One owner asked that there be additional signage related to dog waste on the trail. Kelsey mentioned that he has a sign in storage that he will supply to the owner for them to put up.
- Stan was approached by an owner with issues that related to UPS and other package deliveries. The solution seems to be that the PO Box number needs to be included along with your physical address. For example: 123 Spring Beauty Dr PB999. But there is an additional issue, especially to those that do not have a local PO Box in the county. Another approach is to ask the shipper not to use the "SurePost" system.
- Kelsey addressed the owners with regard to the idea of creating a community directory for the development. The directory will be only in hard copy and only go to those who have submitted information. I will not be posted online. Kelsey will coordinate options to get owners enrolled and directory distribution.
- Stan spoke of the County's regulations with respect to holiday lighting and suggested that a sentence be added to the association's bylaws addressing holiday lighting. After the discussion, ***Stan moved to add to bylaws. Exterior colored or white lights, whether steady or flashing, of the sort typically installed for the period surrounding the winter solstice may be used only if***

they are never turned on between the hours of 10 pm and 9 am. Motion seconded by Jamie Bailey. Motion passed.

- Jeff as Treasurer, updated the owners on the status of the financials for the Association. Mike informed the group that there is \$247,000 in the bank accounts. Of that balance \$71,482 is Development Review deposits that will eventually be returned to owners once they complete their building projects. That leaves \$175,273 as association equity.
- Jeff & Kelsey informed the group that the Mesa Cortina Water and Sanitation District has replaced about 2000 ft of water line in late summer 2021 and that the remainder water line replacement project is scheduled to be completed in summer 2022. He also informed the group that there is currently a moratorium in effect related to the number of bedrooms and bathrooms allowed for new construction and any renovation project. The moratorium limits the bed and bath counts to 3 bedrooms and 3 bathrooms The Water District is working with the Joint Sewer Authority to add more capacity for the District in the near future.
- Kelsey offered to do another Water District tour next summer as it was well receive last year.
- Art O'Hayre brought up the idea of re-doing the fire mitigation in the land surrounding the neighborhood. The current fire break buffer is about 300ft and could probably be increased in size. It was suggested that the association be proactive in finding out the process for getting in the queue to have future work completed.
- Dave Matthews also asked that owners consider establishing a defensible space around their homes with removal of kindling, firewood, dry wood, underbrush and grasses close to homes.
- Stan also mentioned that there are currently 26 STR (short-term rentals) in Mesa Cortina that are licensed with Summit County. Those properties must follow certain County rules and regulations with respect to the length of short-term rentals, noise and lighting.
- There was a reminder to keep your trash and recycling receptacles screened and out of public view.

The meeting was adjourned at 8:28PM