

**Cortina Property Owners Association
Annual Owners Meeting
Wednesday, February 21, 2024, 7:00 PM
Location: Silverthorne Town Hall and via Zoom**

The meeting was called to order at 7:01 PM.

Attendance:

- Board members in attendance were: Stan Wagon, Steve Weinberg, Frank Pagano, Kelsey Andersen, and Dawn Darling.
- Contract staff: Austin Terry and Jeaniene Kurth from Summit Bookkeeping.
- Several owners attended both in person and via Zoom.
- A quorum was established.

Approval of Minutes:

Minutes from the September 2022, February 2023, and September 2023 meetings were approved.

Announcements and General Discussion:

1. Introduction of New Personnel:

- Kelsey Andersen was introduced as the new Assistant Manager of the Water District.
- Austin Terry from Summit Bookkeeping was introduced as the new contact following a change in business ownership.

2. Incentives and Turnout:

- The board expressed gratitude for the proxies submitted, and a \$50 incentive raffle was conducted for attendees, using a random number generator to select winners.

3. Control of Noxious Weeds:

- The HOA continued to offer financial assistance to homeowners for removing invasive plants. A few owners had taken advantage of the offer, which was well-received by the county.

4. Enforcement of Covenants:

- Ongoing enforcement of lighting rules, screening of trash bins, and removal of unapproved fences was discussed.

5. Insurance Update:

- The HOA's insurance situation was reviewed, with ongoing challenges in finding a suitable insurer for the HOA itself, despite success in covering directors and officers.

6. Mail Delivery System:

- The possibility of adding cluster mailboxes was explored, with discussions around costs, responsibilities, and the challenges of land requirements. The HOA would need to cover initial expenses, and individual homeowners could opt out.

Motions and Decisions:

1. Election of Board Members at Any Meeting:

- A motion was passed to allow the election of board members at any regular meeting, not just the September meeting, to ease management of board membership.

2. Quorum and Voting Adjustments:

- The definition of a quorum was changed to "50% or more" of board members. A motion to prohibit the use of proxies at board meetings was passed.

3. New Board Members Elected:

- Rick Pratt was elected to the board for a term until February 2026.
- Dawn Darling and Kelsey Andersen were re-elected after previous term expirations.
- Johnny Woods was elected as a new member. Dave Leonard expressed interest in the Architectural Review Committee (ARC).

4. Expansion of ARC:

- The board passed a motion to increase the maximum number of ARC members from three to five due to the workload. ARC members were given staggered three-year terms.

5. Legal Fee Responsibility in Disputes:

- A motion was made and passed to amend a clause in the Architectural Review Application Form item 4e to the effect that the owner would be responsible for legal fees only if a case was resolved by a court in CPOA's favor.

6. Transfer funds to Mesa Cortina Water & Sanitation District:

- A motion was made and passed to donate \$50,000 to the Mesa Cortina Water and Sanitation District.

Proposed Actions and Investigations:

- Maintain enforcement of covenants, particularly on lighting, fences, and trash bins.
- Explore additional insurance options to manage rising costs.

The meeting was adjourned at 9:07 PM.