

**Cortina Property Owners Association
Annual Owners Meeting
Saturday, September 13, 2025, 10:00 AM
Location: Silverthorne Library and via Zoom**

The meeting was called to order at 10:00 AM.

Attendance

- Board members in attendance: Stan Wagon, Kelsey Andersen, Dawn Darling, Johnny Woods, and Steve Weinberg.
 - Contract staff: Austin Terry and Jeaniene Kurth from Summit Accounting.
 - Attendance: Approximately 25 attendees, with an additional 21 proxies.
 - A quorum was established.
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Key Business

1. Call to Order

The meeting was called to order by the Board President. A quorum of the Board of Directors was present, including both in-person and remote attendees.

2. Approval of Prior Meeting Minutes

A motion to approve the prior meeting minutes as amended was unanimously approved. It will be posted to the CPOA website.

3. Board of Directors Elections

There are five open positions on the Board of Directors. There were no new nominations, and Board members Steve Weinberg, Frank Pagano, Jacob Vos, and Johnny Woods were each elected to two-year terms

4. Architectural Review Committee (ARC)

The Board noted that the Architectural Review Committee is authorized to consist of three to five members and currently has one open position.

The ARC continues to review exterior modifications to properties in accordance with the covenants. The Board reiterated that all exterior changes visible from common areas require ARC approval.

No formal actions were taken.

5. Community Compliance Overview

The Board reviewed common covenant compliance matters, including:

- Trash receptacles remaining visible outside of permitted collection times
- Exterior lighting compliance with dark-sky standards

Educational reminders will continue as needed.

6. Trash and Recycling Services Update

The Board provided an update regarding recent Summit County regulations affecting trash and recycling services.

Key points noted:

- The Association's existing agreement with the Waste Management is classified as commercial.
- County-mandated changes related to container sizing and recycling requirements will not apply to commercial agreements until October 2026.

Action:

The Board will continue monitoring developments and communicate updates to residents when additional information becomes available.

7. Utilities and Energy Matters

a. Electrical Time-of-Use Rates

The Board discussed Xcel Energy's transition to time-of-use electric billing, noting:

- All properties now have compatible meters.
 - Homeowners must opt in or out during the upcoming enrollment period.
 - Participation is voluntary and subject to a six-month commitment.
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b. Community Solar Programs

Information regarding voluntary community solar participation was shared for general awareness.

8. Firewise Program Update

The Board received a comprehensive report from the Firewise Committee.

Highlights included:

- Formal committee formation and ongoing coordination with county fire mitigation agencies
- Educational outreach and homeowner risk assessments
- Completion of a community Firewise Action Day with significant volunteer participation
- Successful participation in the county chipping program
- Accumulation of volunteer hours exceeding annual Firewise requirements

The Board confirmed that the Association is pursuing Firewise USA recognition, acknowledging that full designation requires sustained compliance over multiple years.

Firewise Grant Program

The Board was briefed on the county wildfire mitigation grant process, including:

- Eligibility requirements
- Application timelines
- Arborist assessments currently underway
- Anticipated grant award decisions

Action:

The Firewise Committee will proceed with grant applications and coordination efforts.

9. Insurance Considerations

The Board discussed insurance implications related to Firewise participation and noted that certain insurers recognize mitigation efforts when evaluating coverage.

Action:

The Board will compile and distribute general information regarding insurance considerations once Firewise recognition is formally established.

10. Water and Sewer District Report

The Water and Sewer District provided an operational update, including:

- Scheduled water tank inspection and maintenance
- Review of recent water main breaks and underlying infrastructure conditions
- Status of completed and planned pipeline replacements
- Ongoing evaluation of lift station maintenance and electrical systems

Funding limitations, outstanding loans, and potential future financing options were discussed.

11. Financial Report (Association)

The Treasurer's report indicated that:

- The Association remains in sound financial condition
 - Firewise-related expenditures remain within budgeted levels
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12. Other Business

Additional topics discussed included:

- Traffic speed monitoring and coordination with local law enforcement
 - Graffiti remediation efforts
 - Reminder of street parking regulations
 - Availability of limited reimbursement for weed mitigation expenses
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13. Adjournment

The meeting was adjourned at 11:37AM.