

Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, February 18, 2017
Town of Silverthorne, Town Hall, Council Chambers

Board President, Steve Weinberg called the meeting to order at 10:05 AM.

Attendance:

The members of the Board and owners attending introduced themselves. Board members present were Gene Bygd, Dave Matthews, Arthur O'Hayre, Stan Wagon, Steve Weinberg, Jeff Leigh, David Burford. The meeting was attended by owners representing 3 properties with 1 proxy received for a total of 4, plus 7 Board members for a total of 11 properties represented. Quorum was not established. Also attending was Michael Kurth, as the financial administrator for the Cortina Property Owners Association (CPOA) and Mesa Cortina Water & Sanitation District.

Minutes.

-Due to the lack of quorum. The approval of minutes of the August, 20, 2016 will be postponed until the August 2017 meeting.

Board Report.

-Steve Weinberg informed the Board that due to work commitments that he would need to step down as president of the Board. Gene Bygd has agreed to take over the Presidential role for remainder of the term.

-Steve Weinberg informed those present the protocol for resolving homeowner issues. The Board would first like to encourage owners to resolve issues on a neighbor to neighbor basis. If the issue does not seem to get resolved, the Cortina Property Owners Association Board and Summit County code enforcement officer are available to help. It was also noted to refer to the website to review rules and regulations for the Association.

-There was a short discussion with regard to the Royal Buffalo Y intersection. It was noted that the County is considering making some changes to that intersection. The Board (Jeff Leigh) has been in contact with the Road and Bridge Department to be sure the Homeowners Association would have some input to any proposed changes to that intersection.

-At the last meeting, homeowners expressed some interest in looking into a sign for Mesa Cortina. It seems that at this point there is not a space to place the sign unless it is on private property. The sign issue will be put on hold for now.

-There was a brief discussion about the updated website. It was noted the old site is still accessible via Mountain Systems. Mike will ask Deb Polich to remove the old site from their website.

Architectural Review Committee (ARC).

-There was no report from the Architectural Review committee. The committee members are Jon Whinston, Dave Peterson and Susan Hill. Please refer to the website for the Architectural Guidelines.

Treasurer Report.

-Michael Kurth presented the Treasurer report. Footnoted items: **Balance Sheet:** \$7,500 Allowance for Uncollectable, issue currently with the HOA Board and property owner. Total Current Assets \$138,269 (31 Dec 2015) to \$99,032 (31 Dec 2016), this reduction reflects amount of funds transferred to Mesa Cortina Water/Sewer for water project (\$50,000). **Income Statement:** \$6,640 Forfeited Architectural Deposits reflects amounts of funds returned to the HOA from the ARC for homeowners projects completed yet not finally inspected. Homeowners were contacted and given final date for inspections to occur, some complied and some did not. Noncompliant homeowners forfeited their respective ARC deposits. \$50,000 Water and Sewer Grant, amounts reflect funds transfer described above. Net Ordinary Income for 2016 and Current Year Net (\$23,022), reflects the accounting for the \$50k fund transfer to Water and Sewer.

-Also included with the financials was a proposed budget for the 2017 fiscal year. The Board members unanimously approved the 2017 Budget.

-It was also suggested that the owners be offered the option to accept ACH payments from owners for annual dues. Mike will look in to the fees associated with offering that service and will contact the Board with options prior the July billing cycle.

Fire Mitigation.

-Dave Matthews reminded owners of fire mitigation actions that all owners should pursue to cut dry grasses, cleanup slash, and clearly mark house numbers. It was also noted that with all the snow, house address numbers as well a fire hydrants, need to be dug out and made visible for emergency responders.

-Bob Noonan asked the Board to look into continuation of the fire mitigation on the forest service land adjacent to homeowner properties. It appears the crews that were working on that project got called away to a fire and have not come back to finish the project. Gene asked that Bob e-mail him in June, once the snow melts so the issue can be raised with the Forest Service.

Mesa Cortina Water & Sanitation District.

-Jeff Leigh, Water and Sanitation District Manager, presented an update of the District. Board member Stan Wagon was in attendance at the meeting. During the past summer water lines were replaced on Kings Court, Lord Gore and a portion of Aspen Drive. Also projects with respect to ground water inflow and infiltration (I&I) to the sewer system for 4 different properties have been completed. Jeff also informed the owners of the progress of the possibly of independence from Buffalo Mountain Metro District for water purchases.

-The Water and Sanitation District meetings are at 5 PM on the first Tuesday of each month at the Silverthorne Fire station. All are welcome to attend.

New Business

-It was noted that there was some interest in bringing back the home owner picnic after the August meeting. Please let the Board know if you would like to help organize the annual event.

-Robert Small addressed the Board concerning his acquisition of Martin Glaser property at 552 Lake View Drive and the outstanding homeowner dues balance. It was noted that the Board had approve a motion to present Mr. Small an offer of \$7,700 to settle the

account. There was some discussion by Mr. Small with regard to the possibly of selling the lot to the County Open Space group or vacating the lot lines and splitting with the two adjacent homeowners as the lot may be challenging for a building site. Mr. Small would like to settle the account so he can move forward. At this point the Board asked Mr. Small to present a counter offer to the Board for consideration.

-It was also noted that there is an open spot on the Board should anyone express interest.

Next Meeting. The next meeting would be Saturday, August 19, 2017 at 10 AM at Town of Silverthorne Council Chambers

The meeting was adjourned at 11:15 AM.