

**Cortina Property Owners Association
Semi-annual Owners Meeting
Saturday, August 17, 2013**

Meeting Summary

- **Please clean up any dead trees or slash on your property. Current fire mitigation information and property protection tips are available at www.mesacortina.com under Owners Association minutes.**
- **Trash containers must be screened from view from the street and adjoining properties**
- **Noxious weeds – some properties need to have noxious weed control. Noxious weed control information can be found on the Summit County website <http://www.co.summit.co.us>.**
- **Mesa Cortina is one of the safest neighborhoods in Summit County.**
- **The Association's finances are in order and the 2014 budget was approved.**
- **The Water & Sanitation District has replaced water and sewer lines in the last three years and is replacing water meters.**
- **Accessory units / mother-in-law apartments are not allowed in Mesa Cortina.**
- **Next meeting – Saturday, February 15, 2014 at 10 AM in the Silverthorne Town Hall.**

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Saturday, August 17, 2013
Town of Silverthorne Meeting Room

Board Member, Roger Bohart called the meeting to order at 10:04 AM. The meeting was attended by owners representing 29 properties with 8 proxies received for a total of 37. The members of the Board and owners attending introduced themselves. Board members present were Dave Matthews, Gale Roberts, Roger Bohart and Richard White.

Minutes. *The minutes of the February 16, 2013 meeting were unanimously approved as written.*

Covenant Enforcement. Covenant enforcement, property cleanup and slash removal was discussed at length. Most of the owners have done a good job of maintaining their properties. Mountain Systems was hired last year as the Administrator for the Association and works with the Board on notifying owners that are not in compliance with the rules. Owners were asked to notify the Board and/or Mountain Systems of any covenant violations. Owners were concerned due to possible fire hazards that more should be done to force several property owners to remove the wood and slash from their land. The Board was given the approval to allocate funds to contact an attorney to discuss what legal options are available to force an owner to comply. Owners are reminded that trash containers are to be screened from the view of your neighbors as several complaints have been received. A suggestion to include a copy of the minutes with a summary of the key points be mailed to all owners so they can be made aware of these important issues was suggested as an additional reminder. It was pointed out that this information is already available on the website www.mesacortina.com and was included with the billings mailed to all owners.

Traffic. There was a discussion regarding increased traffic in Mesa Cortina, as this is still a concern. Options discussed ranged from more aggressive speed bumps, lowering the speed limit and more patrols. The Board will continue to monitor the situation.

Noxious Weeds. There are a few properties that have large patches of false chamomile and thistle. A reminder regarding noxious weeds will be included along with the next owner communication.

Other. Dave Matthews reported that he had a discussion with Sheriff John Minor regarding a concern with the possibility of increased crime in our area. Sheriff Minor indicated he felt that our community is one of the safest in the County. Of the four incidents over the past eight months, four vehicles were broken into and all were preventable. The three key safety items to consider: keep your doors locked, keep your lower windows locked and closed, use common sense and be vigilant. Also suggested was to open up a view corridor between the street and your house, and to let your neighbors know what your plans are and how to get in touch with you. If motion lights are used, please make sure that they are pointed down and are operating properly to prevent light pollution.

Treasurers Report. Board member Richard White reviewed the eight-month August 2013 financial report including the 2008 - 2013 income and expenses, and the 2014 budget. The Association has approximately \$88,027 in net funds available. The current

cash position is lower than in the past, as the Association has contributed a total of \$200,000 to the Water and Sanitation District for replacement of sewer lines over the past several years. The Board of Directors approved the 2014 budget. There were no objections to the budget by the owners attending.

Mesa Cortina Water & Sanitation. Bob Polich, Water & Sanitation District Administrator, presented an update on the District operations. The Board consists of five members. Over the past four years, the District has undertaken three major projects. Sewer line replacements in 2010 and 2011 were to reduce ground water flowing into the sewer lines and down to the Silverthorne sewer plant. The cost of each project exceeded \$100,000 and was funded by contributions from the Cortina Property Owners Association. In 2012, the first phase of a water line replacement was begun. The \$200,000 replacement cost was funded by a \$175,000 loan from Alpine Bank and the balance from operating revenues of the District. The next project is to upgrade the water treatment plant to newer technology and install chlorination equipment required by the State of Colorado. The District receives approximately 60% of our water from Buffalo Mountain Metro District, which is already chlorinated and the rest is from our wells. The entire water pipe system was recently leak detected and no leaks were found. The District over the years has looked and will continue to look at alternate sources of water. To date no reliable source with good water quality has been found. The District has started the replacement of water meters that had come to the end of their useful life. The new water meters will provide daily readings using a shared reading system with other water providers. The frequent readings will assist the District in reducing unintentional water usage and can provide a protection to owners by providing information that the District can use to notify them regarding unusual water usage in the home. Approximately 80% of the new meters have been installed. Meters not installed by October 1st are subject to a penalty rate of \$200 per quarter in addition to the water charges. The Water and Sanitation District meetings are open to all owners and are the first Tuesday of the month at the Silverthorne Fire Station at 5PM.

Architectural Review Committee. Jon Whinston said there are currently a few small remodels. There is a submittal process for approval by the Architectural Review Committee that requires a refundable deposit for any work being done. There was a discussion regarding height restrictions and view corridors. There are architecture guidelines, but they might not have the strength to restrict the height and preserve view corridors.

There was a lengthy discussion regarding the approval of accessory units in Mesa Cortina. The covenants of the Association require that properties are to be used for single-family dwellings only. Summit County has a conditional use permit that allows for an accessory unit in a single-family dwelling that is owner occupied. The rules and regulations of the Water and Sanitation District formed in 2003 do not allow any residence to have a second living area that include a lock off entry, a bathroom, and a cooking appliance. The majority of the Water and Sanitation District Board is opposed to changing the rule to allow accessory units. Both boards have been discussing this topic over the past year. The owners attending indicated they were not interested for either of the Boards to alter the existing regulations that do not allow accessory units in Mesa Cortina.

Election to the Board of Directors. Four positions on the board are available. The Documents allow between five and nine members. Currently there are seven on the board with two vacancies. The terms of Roger Bohart, Roy Piskadlo, Jeff Burke, and Jeff Leigh end with this meeting. Jeff Burke was moving from Mesa Cortina and was not interested in serving another term. Current members Bohart, Piskadlo and Leigh were nominated. Also nominated was Stan Wagon from 36 Spring Beauty Drive. *A motion was unanimously approved to elect Roger Bohart, Roy Piskadlo, Jeff Leigh and Stan Wagon to two year terms on the Board.* There remain two vacancies on the Board at this time.

Other. An owner complained that the reseeding of the 2010 sewer line cut in the open space did not work. This is a Water and Sanitation District issue. The District has recently seeded the area again and it remains a subject under consideration at the regular meetings.

Richard White indicated he felt a quote should be obtained to clear and remove the dead trees that are located in the open space between Mesa Cortina and Wilderrest. There was a discussion that this is County open space property and some felt it best to leave it in its natural state. The County will be contacted to see what can be done in this area.

Those attending were reminded to maintain their property this fall for fire mitigation. Mitigation practices include cutting tall grasses and clear a 30-foot defensible space around your house. Subsequent to the meeting, additional fire mitigation information was obtained and is available on the website www.mesacortina.com.

Next Meeting. The next meeting would be Saturday, February 15, 2014.

The meeting was adjourned at 12:28 PM.