

**Cortina Property Owners Association**  
**Semi-annual Owners Meeting**  
**Saturday, August 15, 2015**  
**Town of Silverthorne Meeting Room**

The meeting was called to order at 10:10 AM. The meeting was attended by owners representing 22 properties with 5 proxies received for a total of 27. The members of the Board and owners attending introduced themselves. Board members present were Dave Matthews, Steve Weinberg, Dave Burford, Stan Wagon, Jeff Leigh and Richard White. Also attending was Deborah Polich of NP Services, Inc., as the financial administrator for the Cortina Property Owners Association (CPOA) and Mesa Cortina Water & Sanitation District.

**Minutes.** *The minutes of the February 21, 2015 meeting were approved as written. (Wagon/Matthews, unanimous).* Information on the CPOA and Water & Sanitation District is posted at [www.mesacortina.com](http://www.mesacortina.com).

**Board report.** Stan Wagon provided an update on Board activity. Letters were sent on violations that included non-registered vehicles and trash. There was an issue regarding log piles that could be interpreted as a fence. Current and general interest items are posted under Documents on the website.

**Treasurer Report.** Treasurer Richard White provided an overview of the financial summary for the Association through July 2015 that was included with the annual meeting information. A quick summary of the line items on the summary was provided. Overall, the Association expenses were lower than budgeted. There are only a few past due accounts that the Board imposes late fees on and has a collection process including liens. The financial information was reviewed by a third party and no issues were found. Members of the Board are signers on all disbursement checks and checks over \$1,000 require two signatures. The Board works with the Architectural Review Committee to account for all building deposits and refunds.

**Mesa Cortina Water & Sanitation.** Manager Jeff Leigh provided a summary of activities of the water and sanitation district since the last meeting. The District is constructing an above ground improvement to the water treatment vault. Jeff and the District expressed their appreciation to the O'Hayres for the permission and easement for the improvement. The new structure will house a new water treatment and pumping control system. The building also allows for storage of District records and equipment. An upgrade and replacement of the water line connection from the Buffalo Mountain Metro District (BMMD) was part of the work. Overall, the costs are approximately \$45,000 for the structure, \$25,000 for the water line and \$30,000 for controls.

The 300,000 gallon water tank was recently inspected and is in good condition. The inspection is done by specialized divers that enter the tank. Exterior maintenance on the foam installation is planned. The sewer lift station on Lake View Drive was cleaned and maintained this year.

The District continues to work on improvements to the sewer collection system to reduce Inflow and Infiltration (I&I) that can result in penalties from the Joint Sewer Authority (JSA) during heavy snow years. The District has spent over \$250,000 in the last six years on sewer main replacement and improvements. The District conducts annual video

and cleaning work on the lines. The sewer mains and manholes are in good condition and most current I&I is found from individual customer service lines and connections. The water and sewer service lines are the responsibility of the individual owner to repair and maintain. Water usage is monitored by electronic meters in each home and when unusual usage is found, the homeowner is contacted.

The District obtains over half of the water it delivers and shares a sewer line with BMMD. BMMD has indicated that they are anticipating a 40% increase in rates for 2016 based on necessary infrastructure improvements determined from a recent study. The Mesa Cortina Water and Sanitation District has been increasing rates by 5% annually to fund improvement to our infrastructure. There was a brief history of the water and sewer system when operated by Summit County and since the formation of the District in 2003. The Board is considering options with BMMD including a revision of the 1995 agreement for the water purchase and sewer line sharing, mitigation of the increase, and reconsideration of the Bashore well as the primary water source.

The District holds monthly meetings at 5 PM on the first Tuesday of the month at the Silverthorne Fire Station open to all owners. Additional District information can be found on the website [www.mesacortina.com](http://www.mesacortina.com). The District performed an audit of past financial activity and did not find any problems.

**Architectural Review Committee (ARC).** Jon Whinston provided the ARC report. Other members of the committee were Dave Peterson and Scott Nordby. All property owners agree to be bound by the Covenants and ARC Guidelines during the property purchase. ARC guidelines are on the website [www.mesacortina.com](http://www.mesacortina.com). Jon covered the fence policy that, except for limited applications, are not allowed. The committee is considering bringing a revision to the ARC deposit requirement to be a maximum of \$5,000 and a minimum of \$1,500 for any construction or improvements. Other items discussed included wood chips as ground cover and outside lighting. Outside lights left on overnight were objectionable to the owners attending.

**Election.** *Nominated and elected to the Board for two year terms were Jeff Leigh, Stan Wagon, Art O'Hayre, and Gene Bygd. (Peterson/Hanson, unanimous).*

**Other.** Stan Wagon indicated he had spoken with the County regarding the potholes near the stop sign, but no action has been taken. Any road issues should be reported to Road & Bridge at the County.

Owners were reminded the Lake Dillon Fire Authority has house numbers available for a reduced cost to better facilitate property location in an emergency. Maintenance of your property including cutting of high grasses and slash pick up is important for fire mitigation. There was a request to consider restarting the prior practice of holding an owners picnic after the August meeting in the future. Volunteers/hosts would be needed.

Problems continue with running of the stop sign at Royal Buffalo and Lord Gore. Speed bumps and enforcement have been tried in the past. The County has expressed an interest in redesigning the intersection in the future.

**Next Meeting.** The next meeting would be Saturday, February 20, 2016 at 10 AM.

The meeting was adjourned at 11:58 PM.