

Minutes for the CORTINA PROPERTY OWNERS ASSOCIATION February 17, 2007

The Cortina Property Owners Association (CPOA) meeting was called to order at 10:12 am by President Jon Whinston.

Board members present: Rod Balak, Corley Friesen, Jeff Leigh, Joanne Hanson, and Roy Piskadlo. About twenty Cortina properties were represented by the owner's present.

Treasurer, Corley Friesen, reviewed the final statement for 2006. The 2007 Budget was presented with discussion about traffic control costs being reduced, property owner's repayment of costs incurred by COPA in dead tree removal, slash removal, and payment of the COPA contribution to the Bashore Open Space property purchase.

The budget for 2007 was approved.

Jeff Leigh, Operating Manager of Mesa Cortina Water and Sewer, reported on the water and sewer system.

Rates will rise in 2007 for homes with 4 or more bedrooms by \$11.00 per excess bedroom or excess bathroom per quarter. TAP fees for larger new home developments ( in excess of 3 bedrooms and 3 baths) will also be raised.

The Cortina subdivisions main water supply storage tank will be cleaned and refurbished during a three week period this spring at a budgeted cost of about \$40,000.

CPOA obtained an easement through the Bashore Property for the possible future construction of a water and sewer line to connect with the Silverthorne system. The new lines would help CPOA become more independent with its utilities. This is a major capital project (est: \$650,000) that will continue to be evaluated. Funding of this project would involve CPOA reserve monies plus use of loans or bonds. This modification to the Cortina system would be cost effective over time. It is not forecast to increase CPOA water and sewer rates.

The Cortina Water and Sewer Board meets the first Tuesday of the month at 5:00 pm at the Silverthorne library. Interested property owners are invited.

The CPOA Board has decided to temporarily suspend the contracted traffic control being provided by the Summit County Sheriff's department. The Board will consider reinstating the control again this summer and to monitor criteria written and presented to the Department by CPOA. It was clarified that these additional patrols are in addition to the regular, if sporadic, law enforcement patrols due as residents and taxpayers.

Pine beetle continues to ravage the Lodgepole pine. 2,320 infected trees were documented in Mesa Cortina this fall. This is a 12-fold increase over the number recorded in 2005.

Joanne Hanson has proactively led a group dealing with this chronic problem. It is important to cut and remove dead trees to protect your personal property and maintain property value. CPOA has contracted with Alpine Tree Service to cut and remove beetle infected trees from Cortina properties for a cost of approximately \$130 per tree. Property owner's MUST REMOVE DEAD TREES. In the past CPOA required the removal of currently infected trees. It was a valid requirement when it appeared the removal of a few trees would help control the spread of pine beetle. CPOA has dropped the requirement to remove currently infected trees. CPOA still does RECOMMEND REMOVAL. If they choose to use the Alpine Tree Service the work will be paid for by the CPOA and the property owner will reimburse CPOA. If the magnitude of the work to be done exceeds the capacity of Alpine additional contractors will be hired. Property owners are encouraged to contact Joanne Hanson to give permission for their property to be included in this effort. Property owner's with questions about this arrangement can contact Joanne Hanson at 970-468-1998 or Joanne@col.net or Alpine Tree Service – Casey Synder at 970-389-4254 or Casey@Novaknelson.com.

Tim Glaso, Operations Manager for Neils Lunceford, Inc, made a presentation on reforestation and landscaping in the wake of the loss of the Lodgepole pine. His message has a silver lining ... the forest will recover with more diversity and health. It is expected that over the next 6 to 7 years Summit County will loose 70-90% of all mature Lodgepoles. Spraying helps, water supply is a key element in keeping the trees healthy and naturally ward off infestations. Handouts on Characteristics and Control of Bark Beetles and a High Altitude Plant List were made available. This material is available at the Neils Lunceford office at 740 Blue River Parkway in Silverthorne.

The meeting was adjourned at 11:47am.

Minutes by Roy Piskadlo and John Greene