

Cortina Property Owners Association
Semi-Annual Owners Meeting
Saturday, August 20, 2016
North Branch of Summit County Library, Meeting Room

Board Member, Steve Weinberg called the meeting to order at 9:15 AM. The meeting was attended by owners representing 25 properties with 1 proxy received for a total of 26. 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, and Richard White. Also attending were Michael & Jeaniene Kurth, as the financial administrators for the Cortina Property Owners Association (CPOA) and Mesa Cortina Water & Sanitation District. Owners attending introduced themselves.

Board Report. Steve Weinberg gave a brief summary of the issues that are addressed by the Association Board. Normal issues have to deal with keeping trash out of sight, operation of commercial businesses from homes, lock off apartments and parking. Steve also reviewed the processes used to resolve those issues. The Board would 1st 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. Some of the current issues that the Board is dealing with are: Operation of a Doggy Daycare business on Shooting Star Way; an issue with a visible trash dumpster on Royal Red Bird; RV parking on the street on Thimbleberry Way; and a lighting issue spilling over from a Wilderrest Condominium project.

Steve also announced the change in administration to Summit Bookkeeping & Payroll, Inc. This coincides with the same change made by the Mesa Cortina Water & Sanitation District.

Steve also thanked Stan Wagon for re-typing the Declaration and Articles of the Association so that they are now in a searchable format. The document will be posted to the website along with other current governing documents.

Dave Matthews reminded owners of fire mitigation actions that all owners should pursue to cut dry grasses, cleanup slash, and clearly mark house numbers. There are County regulations regarding grow houses that could be a fire hazard and any suspicious property uses should be reported to the County.

Architectural Review Committee (ARC). In Stan's re-typing of the Declarations it was noted that the Architectural Review Committee needs to be comprised of three members. Current members include Jon Whinston and Dave Peterson. It was noted that Susan Hill (not present at meeting) is interested in becoming the third member of the committee.

Treasurer Report. Treasurer Richard White presented the financials report through 7-31-16. Copies of Balance Sheet and Revenue & Expenditures reports were available at the meeting. Richard indicated there are no unusual expenditures year to date. Richard reminded the owners that \$50,000 was approved at the February HOA meeting to the Mesa Cortina Water & Sanitation District to assist in the line replacement project. That payment would probably be disbursed in the next couple of months. The Board has

discussed available investments for cash reserves and will explore options to increase interest income. The receivable reflected on the financial summary represents dues assessments due with late fees and interest. It was also noted \$12,425 of the Account Receivable balance is related to one property that is currently in foreclosure and should be settled in October. A portion of that outstanding balance will need to be written off at that time. The financial report reflects \$20,090 held in architectural deposits. Some of these amounts are old deposits that have not been refunded.

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. The District is currently working on the water lines replacement on Kings Court, Lord Gore and a portion of Aspen Drive. This project will wrap up in the next few weeks. Additional projects are going with respect to ground water inflow and infiltration (I&I) to the sewer system for 4 different properties. These projects need to be completed prior to October 31 for home owners to avoid significant fines from the District to the home owners.

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.

Minutes. *The minutes of the February, 20, 2016 meeting were approved with the change in the next meeting date and time. (Wagon/Burford/unanimous).*

Other. All expiring Board member positions on the Board of Directors have agreed to re-election. It was also noted that there is one additional seat vacant. There being no new nominations the owners approved re-election of Dave Matthews, Steve Weinberg, Rich White and David Burford.

Next Meeting. The next meeting would be Saturday, February 18, 2017 at 10 AM at Town of Silverthorne Council Chambers

The meeting was adjourned at 11:15 AM.