

**Cortina Property Owners Association**  
**Semi-annual Owners Meeting**  
**Saturday, February 16, 2013**  
**Town of Silverthorne Meeting Room**

The meeting was called to order by Board Member Jeff Leigh at 10 AM. The meeting was attended by owners of 20 properties. The members of the Board introduced themselves. Board members present were Dave Matthews, Jeff Leigh, Roy Piskadlo, Gale Roberts, Roger Bohart and Jeff Burk. Owners were reminded information regarding the Association can be found at [www.mesacortina.com](http://www.mesacortina.com).

**Minutes.** *The minutes of the August 18, 2012 meeting were approved as written. (Piskadlo/Boharts, unanimous).* It was noted the minutes reflect action at the August meeting eliminating the architectural requirement to have a garage “attached” to the residence.

**Emergency Preparedness.** Joel Cochran, Summit County Emergency Manager, gave a presentation of emergency preparedness. Owners were encouraged to evaluate their risks from hazards, such as a wildfire, and to develop a plan of evacuation in the event of an emergency. Brochures available at the meeting or on their website were Ready, Set, Go and American Red Cross wildfire preparedness. Homes can be prepared for wildfire risk by creating defensible space around the property. Evacuation plans should consider family members, pets, neighbors, and evacuation routes. Owners were reminded to take identification during any evacuation. The actual evacuation routes are subject to the emergency occurring and would be communicated by the County incident commander at the time. There was a reminder that alerts in the Summit County area can be sent to non-land line devices by signing up on [www.scalert.org](http://www.scalert.org).

**Treasurers Report.** Board member Roger Bohart provided those attending with a financial report including the 2012 income and expenses, and the 2013 budget. There are eight owners delinquent in their dues. All dues are eventually collected through liens on the property and collected when the property sells. The Association currently has approximately \$67,000 in available funds. In prior years, the Association has contributed a total of \$200,000 to the Water and Sanitation District for replacement of sewer lines. The 2013 budget was approved by the Board of Directors. There were no objections to the budget by the owners attending. *The treasurer’s report was approved (Roberts/Piskadlo, unanimous).*

**Mesa Cortina Water & Sanitation.** Jeff Leigh, Water & Sanitation District manager presented an update on the District operations. In the fall of 2012, the District replaced 1,400 feet of water line. The lines replaced were deemed in the worst condition and were responsible for a significant number of the 23 water line breaks that have been repaired since 2003. The \$200,000 replacement was funded by a \$175,000 loan from Alpine Bank with 3% interest that will be repaid over six years from operating revenues of the District. The District will be installing chlorination equipment in 2013 to address the withdrawal of the chlorination waiver by the State of Colorado. The District was anticipating the replacement of water meters in 2013 as the existing meters have reached

the end of their useful life and the reading equipment was failing. The estimated cost to the homeowner for the meter replacement was expected to be \$400. The meters would 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. Questions were answered regarding minimum water usage rates; the sewer EQRs; and the Joint Sewer Authority EQR determinations.

**Architectural Review Committee.** Committee Chairman Jon Whinston indicated there were no current projects and the committee continues to research the status of old projects that architectural deposits remain held by the Association.

**Traffic.** There was a discussion regarding increased traffic in Mesa Cortina along Royal Buffalo and the use of the road by residents from Wildernest. The pros and cons of speed control devices, signage, and Sherriff Office patrolling were discussed.

**Other.** A resident reported an abandoned car has been in the open space for over 30 years and felt it should be removed.

Owners are reminded that current County codes require exterior lights to be down lighting. No lighting changes are required unless a home is being remodeled or the exterior lighting is being replaced. To help maintain the uniqueness of our mountain living experience compared to an urban environment, owners were requested to respect their neighbors by keeping outside lighting off when not necessary.

Owners are responsible for the removal of slash on their property. Cutting tall grass around property is recommended for fire protection. Maintenance of your property and vacant lot is important in the overall mitigation of the wildfire danger in Mesa Cortina.

**Next Meeting.** The next meeting would be Saturday, August 17, 2013.

The meeting was adjourned at 11:24 PM.