

Cortina Property Owners Association
Semi-annual Owners Meeting
Saturday, August 22, 2009
Town of Silverthorne Meeting Room

President Don Parrett called the meeting to order by at 10:13 AM. Owners of 33 properties were present. Board members present were Don Parrett, Dave Matthews, Art O'Hayre, Corley Friesen, Jon Whinston, (also Mesa Cortina Water and Sanitation District - MCWSD President) and Jeff Leigh, who also represents the MCWSD as Manager.

Secretary Report. The minutes from the February 21, 2009 meeting were posted on the website and available at the meeting. A correction was noted that Jeff Leigh and Jon Whinston were on the Board and also represented the MCWSD. *The minutes were approved unanimously.*

Treasurer Report. Corley Friesen provided the financials through July 31, 2009 at the meeting. The financials reflect the Association providing \$100,000 to the Water & Sanitation District that District Manager Jeff Leigh will explain how the funds were used. The owners were appreciative of the fire mitigation defensible space refunds sent out by CPOA and coordinated by Dave Matthews from funds received from a County Fire Mitigation Grant from 2007-2009 of \$37,500. Thirty-eight properties in Cortina 1 filing received about 47% refunds on their expenses. Details of this grant were outlined in previous minutes from October 2007 to February 2009. *The Treasurer's report including the financials as of July 31, 2009 was unanimously approved.*

Water and Sanitation District Report Jeff Leigh, the Mesa Cortina Water and Sanitation District Manager, explained the District was formed six years ago to take over operations from Summit County. The District had received the \$100,000 grant from CPOA to be used for capital improvements. The District had ground water inflow and infiltration (I&I) that resulted in a penalty for excess flows to the Joint Sewer Authority (JSA) of approximately \$31,000 of which only the operations portion of \$3,000 has been paid to date. Prompt solution of the I&I problem may result in the majority of the fines being waived. Actions taken to date by the District include the disconnection of any sump pumps illegally connected to the sewer line; and having 16,000 feet of lines videoed at a cost of \$17,000. The video review resulted in several sections of pipe being sealed and work on manholes to prevent the inflow of ground water. The estimated cost of correcting the I&I problem is \$35,000 to \$45,000. The grant money from the Homeowners has been utilized in the repairs of the sewer system. The District is also looking into the cost of replacing some of the oldest water lines to prevent costly line breaks. The water tank will be taken off line in mid-September to have some warranty work done on the interior finish. Maintenance of items from prior neglect when operated by Summit County includes the rebuilding of the sewer lift station, main vault control work, and general infrastructure repairs. A more cost efficient water operator, Treatment Technology was retained starting in May for overall day to day work. In the case of an emergency, you can contact them at Daytime (303) 670-3936 and Evening (303) 688-7072. You can also call Summit County Dispatch, (970) 668-8600 for emergencies if you notice water or sewage coming out of the ground. A test well drilled in the Bayshore easement has more than enough water for the needs of the District, but would require reverse osmosis treatment to be usable. The potential cost of up to one million dollars to develop the water source will be compared to the long-term cost to the Buffalo Mountain Metro District for purchased water. The base quarterly charge from the District is \$240 split equally between water and sewer. The water portion includes 6,000 gallons of usage. For homes larger than 3 bedrooms and 3 bathrooms, there is a 0.1 surcharge of \$12 for each additional bedroom or

bathroom. The base rate provides the funding necessary to operate the District and have water and sanitation available to every home on demand. The additional 0.1 sewer surcharge was determined two years ago by the JSA by defining a single EQR as a home no larger than three bedrooms and bathrooms. There was an introduction of the District board members Jon Whinston, Barry Westerland, Billy Jack, Randy Rehn and Chuck Gray. The District has public meetings the first Tuesday of each month at 5PM at the Silverthorne library. Information is available at www.mesacortinawater.com.

Fire Break Project ([North Summit Wildland/Urban Interface Fuels Reduction Project](#))

This defensible space project remains on hold from the injunction granted to the California Chapter of the Sierra Club now by a general review ordered by the Obama Administration. A new project request has been filed on the Federal level, but there currently is no progress being made. Owners were encouraged to write letters to their governmental representatives, White House and the Sierra Club. It is felt the injunction is contradictory to the Sierra Club policy as it states they want a defensible space of 100 feet around the home and 500 meters (1500 feet) around communities as a protection zone. Xcel is maintaining a safe right-of-way area around their power lines as evidenced by recent cutting in the area along our USFS perimeter and along internal lines. Bob Formhals' Asplundh tree cutting team (719 588-5533) has done an excellent job of clearing the power lines of dead and threatening trees to prevent power failures, and fires due to wind blown trees hitting lines. For fire mitigation, **all owners are encouraged to reduce fuels from around your home by removing the dead trees and to cut down and remove the tall grass.** The Association guidelines allow a 60 day notice to owners requiring removal of dead trees from their property. If the owner does not remove the trees, the Association has the right to hire a contractor and bill the owner for the removal. There was a lengthy discussion regarding enforcement of the current policy, current violations, and problems with owners not addressing tree removal requests. The attorney for the Association was contacted and her opinion was you could go ahead and have the trees removed, but you may have lawsuits to deal with. Note that many areas of Summit County have mandatory fire mitigation and tree/slash removal laws. CPOA owners present applauded the excellent work of many owners who have removed dead trees and have done preventive spraying. ***A motion was unanimously approved to direct the Board to aggressively take action to pursue the enforcement of the dead tree policy.*** Board member Joanne Hanson was thanked for her efforts in sending out the violation notices. It was the opinion of several owners that the trees along each side of the roadway have been killed by the use of mag chloride by the County during the winter.

An alert system for important countrywide information is available through Summit County via email or text message. Registration is at www.scalert.org. Dave Matthews suggested we set up a community action teams on each street to notify each owner when an emergency occurs as sometimes the reverse 911 call may be too late. Owners should be very vigilant and have their defensible space in a safe condition to better assure survival from wildfires. Fire fighters in the Summit will be overtaxed if a large wild fire occurs and each property needs to survive on its own, hence the need for defensible *Firewise* homes and properties. The unfinished open-space logging work at the trail head was due to poor work by the initial contractor, who the County fired, and another contractor will be retained for clean up. The open space trails were damaged in the process, now the County under Brian Larch's guidance will have a volunteer weekend to rebuild the trails on October 10, 2009. All are welcome to help. More information will be coming soon.

Proposed Revisions to CPOA Bylaws. The Committee formed at the February 21, 2009 meeting met with the Board and an updated revision was approved by the Board. Members of the committee were Chairman Dave Petersen, Clare Leonard, Tom Vandeventer, Bob Noonan and

Board representative Corley Friesen. The proposed revisions were posted on the website for review. The original Bylaws were felt to be out of date and needed updating to conform with new legislation guidelines. The Bylaws approval required 51% of a quorum of 10% of the owners, whereas, modification of the Covenants required 75% owner approval. The committee recommended approval of the revised Bylaws. Included in the revisions were strengthening the guidelines for handling lawsuits with mediation with the owners; Architectural Guidelines; and increasing the Board from 5 members to 9 with terms from 2 to 3 years. ***The proposed revisions to the CPOA Bylaws were approved by written ballot submitted to all owners by a vote of 81 in favor and 12 opposed.*** The new bylaws will be recorded at the County Courthouse. There was a request to have a group of volunteers form a committee to review the Architectural Guidelines and present recommendations at the next meeting in February 2010. The committee will be David Leonard, Jim Koegel, John Allen, Bruce Downs and Jeff Leigh.

Election President Don Parrett gave his official notification to resign. Jon Whinston made a suggestion to have current board members step down and be replaced by new members. A discussion followed. *Nominated and elected to the Board of Directors to a one (1) year term were: Dave Matthews, Art O'Hayre, Jeff Leigh and Roy Palmer; to a two (2) year term were: Joanne Hanson, Corley Friesen, Roy Piskadlo, Bob Noonan and Roger Bohart. (Unanimous).*

The meeting was adjourned at 12:12 PM.