

Cortina Property Owners Association
Semi-annual Owners Meeting
Saturday, February 20, 2010
Town of Silverthorne Meeting Room

The meeting was called to order by President Roy Palmer at 10:03 AM. The meeting was attended by owners of 24 properties. Board members present were Joanne Hanson, Dave Matthews, Art O'Hayre, Corley Friesen, Roy Palmer, Bob Noonan, and Roy Piskadlo. Also attending was board member and Mesa Cortina Water and Sanitation District Manager Jeff Leigh.

Secretary Report. The minutes of the August 22, 2009 meeting were posted on the web site and available at the meeting. Dave Matthews provided a summary of the minutes for those attending. Key parts of the August 2009 meeting were the acceptance of the Bylaw revision, the Metro District report, update of the fire break forest service plan, and the election to the Board of Directors. *The August 22, 2009 minutes were approved unanimously.*

Mesa Cortina Water & Sanitation. Jeff Leigh presented the Water and Sanitation District report. The District held an election on February 2, 2010 and the ballot question to remove term limits on the Board of Directors was approved by a 43 to 3 margin. The District appreciated owners taking the time to vote.

In 2009 the District spent \$11,000 to video sewer lines to help identify areas allowing excess ground water to enter the lines during spring runoff. Excess flow to the Joint Sewer Authority (JSA) results in fees and penalties charged to the District. The penalty for 2008 was \$28,000 and \$29,000 in 2009. The Towns of Dillon and Silverthorne, as the primary shareholders of the JSA benefiting from the fines may forgive them. The District spent \$48,000 in 2009 correcting leaking pipes and manholes.

The District suffered three water breaks in 2009. There have been three additional breaks in 2010. If a resident observes water from a break they should call the emergency number on the billing, **(303) 688-7072, or 911**. The apparent cause of the water line breaks in the 30 year old pipe is poor pipe installation that did not utilize bedding around the pipe and in some areas poor pipe materials. Factors contributing to the line breaks include temperature and soil conditions. The water line pipes in Mesa Cortina are ductile iron or cast iron. Most of the water line breaks have been on Kings Court, Solomons Lane, and Lake View Drive.

The engineer for the District is currently preparing a feasibility study for the test well drilled in the Bashore easement located near the old car dealership. The test well has sufficient water quantity (100 TO 150 gallons per minute), but the water quality would require Reverse Osmoses treatment. Our current wells are producing 2 to 10 gpm. The goal of the District is to eliminate water purchases and sewer line rental from the Buffalo Mountain Metro District. The engineer's opinion at this time is the Bashore well is the best source to obtain sufficient water for long-term service. The well would not be affected by any future construction on the neighboring property (Lowe's). The cost of the test well was approximately \$30,000 to \$35,000. There are ongoing negotiations on a water storage right to be transferred from Middle Park to Lake Dillon that would be needed to utilize the Bashore water.

The current five members on the Board of Directors are Jon Winston, Billy Jack, Randy Rehns, Barry Westerland, and Chuck Gray. There are four open positions on the Board for the May 4, 2010 election. The election will be cancelled if the same or lesser number of petitions is received

by March 1, 2010. The four existing members have indicated an interest to serve again. Notice of the election has been published and petitions are available from Jeff Leigh at the meeting.

The Board has adopted an approach to have a nominal annual rate increase to cover future maintenance. The accumulation of reserves has been difficult due to the cost of the ongoing water line break repairs.

The water tank had a new epoxy coating installed three years ago. There have been problems with the coating identified in subsequent inspections. The tank is scheduled to be **off line beginning June 2, 2010** for several weeks for inspections and maintenance. Homeowners are requested to limited water usage during that period and the fire department is on notice regarding the available supply for fire suppression.

Treasurer Report. Treasurer Corley Friesen provided a written report for 2009 available at the meeting that included the 2010 budget. The Association dues are based on property regardless if it has a home constructed on the lot or not. The total number of lots/properties billed is 250.

Architectural Review Committee. Committee Chairman Tom Vandeventer presented a report of the activities in 2009. There were 19 proposals or projects considered by the committee in 2009. This included both new projects and the finalization of old projects. There currently are 15 projects either underway or not active. Projects included new construction, re-roofing, two homes finished during the year, and remodels including garages, additions, decks and fences. The other two members of the committee are Dave Leonard and Jim Koegel with meetings held as needed. All projects and new construction should be brought to the Architectural Review Committee when they are in the **conceptual phase** to assure a smooth start and receive guidance from the committee.

The current Bylaws include Appendixes 1 and 2 addressing architectural issues. A review of the guidelines is currently in progress. The review is not anticipated to change the guidelines, but to formalize the presentation. There have been various alterations to the guidelines during the years that are not formally documented. The desire is to have a draft to the Board this spring for review and approval at the August 2010 meeting. Fences are discouraged, but are frequently requested and have been a contentious item between neighbors.

Removal of trees. Most owners have been cooperative in the removal of diseased or dead trees on their property. Most problems encountered with the timely removal have been on vacant lots. The Board has sent letters as necessary to owners regarding tree removal. Currently some lots have cut down the trees, but not removed them from the site. In addition to spraying of trees as a protection from the pine beetle, some owners have reported success using the pheromone packets.

Forest Service Perimeter tree removal. Dave Matthews provided an update of the Forest Service perimeter tree removal that included a handout at the meeting of the history from April 2007 to its current status (see attached sheet). Opposition from out of state through the court system stopped the project in November 2008. Recent court rulings will allow the work to proceed. There remain some access issues involving Mesa Cortina owners to resolve. Work from December to May is restricted by the elk herd. Work will continue in 2010 pending resolution of the access issues. There was some confusion regarding the work to be done on Summit County Open Space land. Dave Matthews and Roy Palmer will serve as point contacts for Mesa Cortina with the Forest Service. The logs from the Xcel Energy cutting should be removed this year either by property owners on private land, or USFS Contractors on public lands. A limited USFS removal application (under the 2010 Dillon Ranger District Fuels Reduction Tree Removal Project) for XCEL's downed trees will be sought for the CPOA owners

along the north and west USFS boundary perimeter. Owners on the boundary will be asked if they wish to participate. The USFS summary handout and Permit forms are attached to these minutes.

Home Depot / Lowes status report. Bob Noonan presented an update of information from Silverthorne Town Meetings concerning proposed Home Depot and Lowes stores. He identified the location of the Lowes store and the required high retaining wall to hold back the unstable hillside on a map. The retaining wall could improve instability of Buffalo Mountain Drive. The proposed parking lot has space for 360 cars based on a corporate formula that would use some of the excess parking for snow storage. The store design is a variation of the smallest Lowes foot print. There was an indication it would be modified in appearance for the area. There would be 24/7 security lighting.

Dave Matthews presented an update of the current traffic plan that would include major changes to create a single intersection of Buffalo Mountain Drive, Adams Street, and Wilderndest Drive with a signal light. Another synchronized signal light would be added at Stevens Way and Wilderndest Drive. The turn lane on Highway 9 would be extended with a conversion to two lanes and as part of a long-term plan.

The likelihood of both stores being built is debatable. Lowes currently is on fast track with possible construction by June 2010. Lowes currently owns the property while Home Depot only has an option on their proposed site. One of the Town of Silverthorne requirements is consideration of the economic impact to local businesses. While the project would affect Mesa Cortina owners, they are not directly represented in the decision by the Town of Silverthorne. There was not a quorum at the meeting for the Board to take any action and it was suggested owners interested in the opposition to Lowes, work with Barbara Vandeventer in the organization of presentations to the Town.

There was no current progress on the alternative access from Wilderndest to Frisco. There is an emergency only access just below the last corner on Ryan Gulch Road to I-70. The emergency plan would utilize Ryan Gulch Road for downhill evacuation traffic and Buffalo Mountain Road for uphill emergency vehicle traffic. More information on emergency plans is available on the Summit County web site.

Property value report. Joanne Hanson provided a property sales report including recent sales, and property currently for sale or under contract. At this time, three properties in Mesa Cortina are for sale, one is under contract, and six sold in 2009. Included in the handout provided was a comparison of the selling price to the listing price and the square footage price. There were no vacant land sales as restricted financing has affected lot sales. Overall real estate sales in Summit County are down. The current selling prices are at the 2005/2006 level. An opinion was offered that prices are still dropping and may stabilize this summer. Most current sales are property by people who had to sell. The market will continue to be saturated in the next few years by owners desiring to sell, but holding off currently. Foreclosures exist in the area, but currently are not a major factor. Lender decision, particularly in condos with rentals, creates problems in the market. Single family sales are stronger partially due to the only lending available. The prices in Mesa Cortina range from \$400,000 to over \$1,000,000. The highest sale in 2009 was \$636,000.

Other. New owner Mike Wood of 171 Shooting Star Way introduced himself and his wife to those attending. Jim Miller commented that tree removal from 2009 to 2013 may be subject to a tax deduction (see Wildfire Mitigation Measures Subtraction at <http://www.colorado.gov/>). Any information that may help owners would be provided on the website www.mesacortina.com. The next meeting would be Saturday August 21, 2010.

The meeting was adjourned at 11:37 AM.