

**Cortina Property Owners Association  
Semi-annual Owners Meeting  
Saturday, February 15, 2014**

**Meeting Summary**

- **The Association's finances are in order with \$86,000 in net funds available.**
- **Trash containers must be screened from view from the street and adjoining properties**
- **Snow removal from your property is required by Summit County to stay on your property.**
- **Two new members on the Board – Jill Case from 1479 Royal Buffalo Drive and David Burford from 321 Lakeview Drive.**
- **The ownership would support a Board action to grant the Water & Sanitation District 30% of the cost of clay sewer line lining up to a maximum of \$30,000.**
- **A proposed revised guideline for the ARC to increase the maximum fence area from 250 square feet was NOT approved.**
- **Next meeting – Saturday, August 16, 2014 at 10 AM in the Silverthorne Town Hall.**

**Cortina Property Owners Association**  
**Semi-annual Owners Meeting**  
**Saturday, February 15, 2014**  
**Town of Silverthorne Meeting Room**

Board Member, Jeff Leigh called the meeting to order at 10:02 AM. The meeting was attended by owners representing 23 properties with 17 proxies received for a total of 40. The members of the Board and owners attending introduced themselves. Board members present were Dave Matthews, Gale Roberts, Roger Bohart, Stan Wagon, Jeff Leigh and Richard White. Also attending was Bob Polich, CPOA and Mesa Cortina Water & Sanitation District Administrator.

**Minutes.** *The minutes of the August 17, 2013 meeting were unanimously approved as written.*

**Treasurers Report.** Richard White, Treasurer, reviewed the 2013 financial report including the 2008 - 2013 income and expenses, and the 2014 budget. The Association has approximately \$86,507 in net funds available. The association is better than budgeted for 2013 mostly due to no legal fees. There is \$4,740 outstanding in accounts receivable owed by four owners. These past due accounts have been liened and are collectable by the Association.

**Board Report.** There are a few issues that are currently being addressed by the Board. One is trash containers that are visible by your neighbor or from the street. The Covenants require the containers to be screened. Another issue is that the snow removed from your property is required to stay on your property. You are not allowed to push the snow across the street or onto the yard of your neighbor. A suggestion was made to make sure that your property address signs are visible from the road for easy location in case of an emergency. The Board appointed Jill Case from 1479 Royal Buffalo Drive and David Burford from 321 Lakeview Drive to fill the two vacancies on the board to bring the number to nine.

**Mesa Cortina Water & Sanitation.** Jeff Leigh, CPOA Board Member and Mesa Cortina Water & Sanitation District Manager, presented the report. The Board meets bi-monthly on the first Tuesday of every odd numbered month at the Silverthorne Fire Station at 5 PM and the meetings are open to the public. The five board members are Billy Jack, Randy Rehn, Jon Whinston, Greg O'Neill and Barry Westerland. The water meters were replaced last summer, which has worked out well. Readings are monitored so unusual usage or leaks can be detected sooner and owners notified. There is about four miles of water pipes with only a 5% leakage in the system, which means the system is very tight. Several years ago the District replaced some sewer lines in the open space between Mesa Cortina and Wildernest. The area was hydro seeded, but due to drought conditions, there was not much growth. The area is slowly coming back and will continue to be monitored. A water chlorination system was installed this past fall due to State requirements. Owners have not reported any change in taste or smell of the water. There is a plan to build a small 10x16 building over the existing underground vault and to

relocate all of the electronic and controls inside. An increase of the size of the main water line from Buffalo Mountain Metro District (BMMD) to the vault would be part of the improvement. \$100,000 has been budgeted for the upgrade of the 30-year-old system and it may be phased in over the next few years. An owner requested the ARC review the plans before work begins to ensure it complies with the guidelines. The work on solving the problem of ground water infiltration into the sewer lines (I&I) is still proceeding. The District is in the last year of amnesty from penalties from the Joint Sewer Authority (JSA) that can be as much as \$30,000 per year. About 3,000 feet of clay sewer line has already been replaced with another 1,500 feet remaining. There is a plan to reline most of the remaining clay section with a “fiberglass sock” process that should have a life of 50 to 100 years and be similar to a new PVC pipe. An estimate of \$100,000 for the remaining sewer pipe work was indicated. If the costs and funds are available, the work may be done in 2014. There was a discussion regarding a request made by the District asking for a contribution from the CPOA. *A motion that the CPOA would support the Board to consider funding 30% of the sewer line lining cost up to a maximum of \$30,000 was passed unanimously.* A portion of the water line replacement was funded by a loan from Alpine Bank. A discussion was held regarding costs, sewer line condition and replacement methods.

**Architectural Review Committee.** Jeff Leigh introduced the ARC board members as Jon Whinston, Dave Peterson and Mike Bratlien. There was a lengthy discussion regarding the pros and cons of a recommended amendment to the ARC guidelines for increasing the maximum size of a fenced enclosure from 250 to 800 square feet. A copy of the recommendation was included with the meeting agenda. *A motion was made to NOT change the ARC fence guidelines from the current 250 square feet was approved by a 28 - yes/11- no vote.*

**Other.** An owner made the request to make sure and pick up after your dog and to dispose of the bags properly. The District will install signs “Source Water Protection Area” in three areas by the trailheads as a reminder. There was a suggestion that the CPOA consider requesting the owners contract with one trash removal company to lower the amount of traffic and possibly lower the cost of pickup. There are three companies that serve our area. Several owners dismantled a snowboard park in the open space area. There was a discussion regarding the use, safety and visibility of the stop sign located at the intersection of Lord Gore and Buffalo Drive. Suggestions such as the CPOA Board contact Summit County Road & Bridge to move the sign, the use of cameras, a radar speed sign and more speed bump signs were mentioned.

**Next Meeting.** The next meeting would be Saturday, August 16, 2014.

The meeting was adjourned at 11:54 AM.