

**Cortina Property Owners Association**  
**Semi-annual Owners Meeting**  
**Saturday, February 19, 2011**  
**Town of Silverthorne Meeting Room**

The meeting was called to order by President Bob Noonan at 10:06 AM. The meeting was attended by owners of 24 properties. The members of the Board were introduced. Board members present were Joanne Hanson, Roy Palmer, Bob Noonan, Roger Bohart and Roy Piskadlo. Board member Richard White and Gail Roberts were unable to attend the meeting.

**Mesa Cortina Water & Sanitation.** President Bob Noonan explained for new owners that the Water and Sanitation District was independent of the Owners Association, but the function of each overlapped and served the same ownership group. Bob introduced Jeff Leigh, Mesa Cortina Water and Sanitation Manager, to present the District report. Jeff indicated the District was headed by a five member board of directors made up of owners. Board members Chuck Gray, Jon Whinston, and Randy Rehn were in attendance. The District has been battling sewer line inflow and infiltration (I&I) for the last three years. Ground water during peak run off enters the sewer system causing the flow to the Joint Sewer Authority (JSA) to exceed acceptable levels. Levels greater than the assigned capacity of the Mesa Cortina volume results in annual operating fines and capital capacity fines. The capital capacity fines to date have been waived by the Towns of Dillon and Silverthorne based on corrective actions taken by the District. In the fall of 2010 the District replaced approximately 1,400 feet of clay sewer line that was in poor condition. The cost of the work was \$103,000. Final revegetation work will be completed this summer. Corrective action has also been done on manholes. The Association has assisted in the cost of the I&I repairs with a \$100,000 donation in 2009.

The District continues to analyze development of an independent source of water. The District currently purchases over 50% of the water used from the Buffalo Mountain Metro District. Sufficient water is available from a well drilled at the bottom of the hill, but it would require special treatment to be usable. A sewer line expansion option to eliminate the current rental line appears to be financially viable with an approximate 13-14 year payback. It is possible the District may seek funding assistance from the Association for the project. The District is hopeful the warranty work on the interior of the water tank last summer has completed the upgrade project that was begun three years ago.

The District experienced five mainline water line breaks last year. Each break cost approximately \$8,000 to \$9,000 to repair. There had been no failures this year to date. Should you observe an unusual flow of water please contact the water operators Treatment Tech at (303) 670-3936, or the Administration office at (970) 668-5500, or the County emergency number as they will contact the District.

**Minutes.** The minutes of the August 21, 2010 meeting were unanimously approved with the modification to the election results that only two members were elected. Art O'Hayre had completed his term on the Board and was not part of the election of new members.

**Treasurer Report.** As the Treasurer was unable to attend the meeting, a formal report was not presented. The Board reviewed the financial report at a recent meeting. Dues remained at \$100 annually. The Association had approximately \$100,000 in the bank. No major expenses were anticipated. Potential future items could be legal fees or contributions to the water and sewer improvements. Dues from eight properties remain outstanding and only one property owner is delinquent for more than a year.

**Board Activities.** Bob Noonan provided a summary of a busy six months for the Board. They became involved with a dispute from a homeowner who did not agree with the direction of the Architectural Review Committee on a garage addition. A new submittal on the garage was received last week. Another owner felt the dues were voluntary and did not need to be paid due to the difficult economic conditions. An owner making payment on a prior obligation for beetle tree removal had filed bankruptcy. The Board had filed a claim and was hopeful all or most of the monies would be collected. The Association would be registered as required by a new State law. Finally, the board was involved in the update of the architectural procedures to be covered later in the meeting. The Board is made up of owners volunteering their services and only half are full time residents. The Board intention is to be transparent in all of their actions to the ownership.

**Architectural Review Committee.** Committee Chairman Tom Vandeventer presented a report of the activities in 2010. There were 11 proposals or projects considered by the committee in 2010. Seven projects were still in review or inactive. There were five inquires as to procedures and requirements that have not been formally submitted. Some of the architectural guidelines and procedures were incorporated as an appendix in the approved revised bylaws. The Committee was in need of new members to serve. Jon Whinston offered to serve on the Committee. There was a discussion of the difficulty of owners serving on the committee that were not full-time residents. Also, discussed was if the formal limit of three members on the committee should be followed if more owners were interested.

**Removal of trees.** There were no outstanding notices to owners for tree removal. There is some thought within the County that the pine beetle has run its course due to the reduced fuels. A survey of the area will be made after the snow melts. The status of each property regarding dead tree removal, use for fire wood, and green tree removal based on disease is evaluated individually and the number of trees can be a factor. Limited dead trees laying on the property will probably not be identified for removal.

**Forest Service perimeter tree removal.** The owners who had the most direct knowledge of the status of the Forest Service perimeter tree removal were unable to attend the meeting. Trees have been marked and it was expected the removal would begin this spring. A new contractor has been selected for the project, but the time frame of the removal or the access points was not known.

**Architectural Revisions.** The Board is currently reviewing the recommendations of the committee for revisions to the architecture guidelines. They anticipate posting the proposed revisions on the web site before the summer season to allow for a vote at the August meeting. There was a lengthy discussion on the enforcement of existing policies, particularly installed fences that were not approved. Other outstanding issues included sheds and the removal of building materials. It was noted the Architectural Review Committee does not search for violations, but responds to complaints or the submittal of plans. The discussion focused on the action that should be taken by the Committee, the Board, legal counsel, or an independent third party retained to enforce architectural standards. *A motion was unanimously approved that the Board consider obtaining professional management to assist the volunteer enforcement efforts prior to the August meeting.* There was a discussion that the Architectural Review Committee should not be considered an enforcement group and the specific problems with fences identified should be referred to an attorney. The 24 owners attending the meeting did not represent a quorum to adopt motions. The Board felt the direction of the owners attending was within their obligations and would proceed forward with the suggested actions.

**Real Estate Update.** Joanne Hanson provided a handout of sales totals in Summit County in 2010 and specific sales and listings in Mesa Cortina. Sales in the County were up 10% in 2010, but were still only half of the peak sale years. The square foot price of the property sales had large fluctuations based on the age, location and condition. In summary, the real estate market in Summit County was not great, but it had improved.

**Lowes status report.** Members of a citizens group, including Mesa Cortina resident Tim Reidy, were provided the opportunity to appear before the owners to present their opposition of the Lowes project approved by the Town of Silverthorne. The citizens group had filed a court action contesting if the approval by Silverthorne followed the Town Code as a right of use. A handout of the itemized concerns regarding the big box store was available. An analysis was provided that if the project was developed without major problems, was the \$20 savings on a sheet of plywood was enough compensation for dealing with the project and traffic on a daily basis. If the design of the store did not prove successful then issues including the failure of the hillside, the road, traffic gridlock, and an eventual empty store would be faced by owners in Mesa Cortina. A detail history of the planning commission and town board decisions on the project was provided. The citizens group felt any delays may influence Lowes to abandon the project. The legal fees to date were approximately \$10,000 and another \$10,000 in fees was expected. The group indicated any contribution from individual owners and the Association would be beneficial in maintaining the quality of life within Mesa Cortina.

The Board felt as the representative of 258 homeowners, of whom a non-quorum total of 24 was represented at the meeting, they were not in a position to express an opinion on the Lowes project or commit homeowner funds to the group. The Association would post the funding request on the web site. They would also provide space for any pro Lowes information if requested.

**Next Meeting.** The next meeting would be Saturday, August 20, 2011.

The meeting was adjourned at 12:25 PM.